

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

SUSTAINABLE COMMUNITIES

20 JUNE 2016

7.1

WANDONG & HEATHCOTE JUNCTION HERITAGE GAP STUDY 2016

Attachment No: 11

Mitchell C113 Statement of Significances



MITCHELL SHIRE HERITAGE STUDY AMENDMENT C56 HERITAGE CITATIONS

FEBRUARY 2014

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The front cover shows (from top) St George's Presbyterian Church, Broadford, the High Street residential precinct, Seymour and a bluestone culvert in Main Street, Tallarook.

Background

The *Mitchell Shire Stage Two Heritage Study* (hereafter referred to as the 2006 Study) prepared by Lorraine Huddle & Associates was completed in 2006. Following the completion of the 2006 Study, the citations for heritage places and precincts of local significance were transferred (either wholly or in part) into the Hermes heritage database.

Since the completion of the 2006 Study Mitchell Shire Council has undertaken two further heritage reviews, which were carried out in 2009 and 2013 (see below).

As a consequence of the reviews new citations have been prepared for all the heritage precincts and individual heritage places of local significance originally assessed by the 2006 Study. The new citations have been generated from the Hermes database place records updated by the 2009 and 2013 reviews.

2009 Review

Context Pty Ltd was appointed to undertake a review of heritage precincts originally assessed by the 2006 Study to be of local significance. The key tasks were:

- To review and update the statements of significance for the precincts and prepare new statements of significance as required;
- To define the boundaries of the precinct, identify significant or contributory places, and take photos as required;
- To prepare incorporated plans which contain design guidelines and permit exemptions;

A final report entitled *Mitchell Shire Heritage Amendment, Review of heritage precincts* was submitted to Council in September 2009¹. This report sets out the approach and methodology, key findings and recommendations of the precinct review. On the basis of the report the relevant place records for the heritage precincts in the Hermes database were updated as required, while new records were created for two new precincts, and several individual places in accordance with the recommendations of the report.

At the same time the individual heritage places assessed by the 2006 Study to be of local significance were reviewed by Council's heritage adviser, Willys Keeble (who reviewed the places generally in the southern part of the Shire), and heritage consultant Deborah Kemp (who reviewed the places generally in the northern part of the Shire). The key tasks were:

- To review and update the statements of significance for the individual places and prepare new statements of significance as required;
- To define the boundaries of the place that should be included in the Heritage Overlay, identify significant or contributory elements, and take photos as required;
- To update the description or history, as required.

The individual citations were updated directly into the Hermes database, as required. A final report was not prepared for the review of individual places.

2013 Review

The *Mitchell Shire Stage 2 Heritage Study Review 2013* (the 2013 Review) was prepared by Context Pty Ltd with David Helms. The 2013 Review assessed a number of places that were partially assessed by the 2006 Study or identified as being of potential significance by the *Mitchell Shire Heritage Amendment, Review of heritage precincts* report.

2016 Gap Study

The *Wandong & Heathcote Junction Heritage Gap Study 2016* (the 2016 Gap Study) was prepared by David Helms with Context Pty Ltd. The 2016 Gap Study assessed potential heritage places identified from previous heritage studies and the Amendment C56 Panel Report in Wandong & Heathcote Junction, including archaeological places.

¹ The report was updated in February and April 2010 and again in December 2012.

Introduction

This report contains the citations for individual places and precincts of local heritage significance assessed by the 2006 Study, 2009 Review and 2013 Review.

It contains citations for all of the heritage places and precincts proposed for inclusion in the heritage overlay by Amendment C56 to the Mitchell Planning Scheme.

NOTE: This report does not contain citations for individual places already included in the heritage overlay, unless they were re-assessed by the 2006 Study, 2009 Review or 2013 Review.

Purpose

The heritage place citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and, on this basis, provide an assessment of the significance of the place.

The purpose is to assist Council, property owners and managers and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a development application in accordance with the Mitchell Planning Scheme, or whether a permit exemption may be considered.

How to use

Introduction

The citations are listed by locality. Precincts are listed first and include the precinct maps, which show the Significant, Contributory and Non-contributory places within the precinct.

The citations use a standard report layout provided by the Hermes Heritage Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

- History
- Description
- Recommended management
- Statement of Significance
- Recommendations

NOTE: places of local significance within a precinct (referred as *Significant* places) will usually have a separate citation and statement of significance, which should be considered in addition to the precinct citation.

NOTE:

While every effort has been made to ensure that the information contained in the citations is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in the citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works.

History

This provides a history of place on the basis of the information available at the time of that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of the owners of a place, but rather of those that were associated with key periods in its development, usually when it was first constructed or established, and when key changes or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place.

Description

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance. Note: Further investigation may be required as outlined above.

Recommended management

This provides general conservation objectives and guidelines for buildings (and other significant features) to ensure that future use, development and management of the place or precinct is carried out in a manner that conserves (or minimises adverse impact upon) its significance. In some cases specific guidelines are also provided

Statement of significance

The statement of significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is intended to be:

... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement.
(Pearson & Sullivan, 1995)

The citations use the Heritage Victoria format of ‘*What, How and Why*’, as follows:

- *What is significant?* This includes a statement that describes the features or elements that contribute to the significance of the place. It may also include a statement to specify features that do not contribute to the significance of a place. Some citations may also include a summary of the history of the place or precinct.
- *How is it significant?* This is a short statement that identifies the values – historic, aesthetic, architectural, technical, scientific, social or spiritual – that are associated with the place or precinct, and whether it is of local or State significance.
- *Why is it significant?* This provides statement/s for each of the values listed in ‘How’ with specific reference back to the features described in ‘What’. The statement/s describe how the place or precinct is considered to meet relevant RNE criteria, which are listed at the end of each statement.

Recommendations

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay (Clause 43.01) of the Mitchell Planning Scheme (Also shown as PS on the front page of the citation below the image) and the specific controls (e.g., interior controls, tree controls etc.) that should apply in addition to the general HO controls in Clause 43.01.

- The Victorian Heritage Register (Shown as VHR on the front page of the citation) or Victorian Heritage Inventory (HI).

Sources

Context Pty Ltd, *Mitchell Shire Heritage Amendment. Review of Heritage Precincts* (2012)

Context Pty Ltd & David Helms, *Mitchell Shire Stage 2 Heritage Study Review* (2013)

Lorraine Huddle & Associates, *Mitchell Shire Stage 2 Heritage Study Volumes 1-5* (2006)

INDEX TO CITATIONS

Below is the schedule of places included in *Mitchell Shire Heritage Study Amendment C56*.

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HERITAGE PLACE CITATIONS

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | REMNANT CHIMNEY (DONNYBROOK and WALLAN WALLAN ROADS BOARD) | File No | 328 |
| Address | LITHGOW STREET, BEVERIDGE | Significance Level | Local |
| Place Type | Monument | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

**Recommended
Heritage Protection** **VHR - HI - PS** Yes

History and Historical Context

[This history was prepared by Willys Keeble, Heritage Consultant 2010]

Roads Boards were precursors of local government in Victoria. The Donnybrook and Wallan Wallan District Roads Board was formed in 1863 and built its office in Beveridge in 1865. It was a gabled bluestone building with a hexagonal chimney, designed by Surveyor, Town Clerk and Shire Engineer, Duncan McGregor. It was the Merriang Shire Hall until amalgamation with Broadmeadows Shire in 1915, then used as a local hall until damaged by fire 1967. In 1969 it was demolished by the Victorian Country Roads Board for the Hume Highway dual carriageway through Beveridge. Part of the chimney was preserved and re-erected on the site by the CRB due to the heritage and preservation concerns of Beveridge residents.

References

Payne, J.W., *The History of Beveridge*, Lowdon Publishing Co., Kilmore, 1974
MPS, LH, MSHS (134), MHSneg.no:R07.123 - and two maps

Description

Physical Description

[This description was prepared by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment 2010]

The remnant chimney is of rock-faced bluestone with tooled margins, with a dressed bluestone corniced capping. It is a much shortened version of the original hexagonal chimney shaft.

The remnant chimney is situated on the south side of Lithgow Street, within the triangle of land created by that road, the Hume Freeway and the on-ramp to the Melbourne-bound carriageway of the freeway.

Statement of Significance

This statement of significance was prepared by Willys Keeble, Heritage Consultant, in 2010.

What is significant?

The hexagonal bluestone remnant chimney from the 1865 Donnybrook and Wallan Wallan Roads Board building which stood on this site.

How is it significant?

The remnant chimney is of local historical and social significance to Mitchell Shire.

Why is it significant?

HERITAGE CITATION REPORT

2014

03:51 PM

HERITAGE CITATION REPORT

The remnant chimney is historically significant as part of the Donnybrook and Wallan Wallan District Roads Board building which served as a Shire Hall until 1915 (Criteria A & D). It is of social significance to the community who argued for preservation of the distinctive chimney shaft as physical evidence of the former Shire and community Hall, and its original location. (Criteria G)

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

Include in heritage overlay - apply HO to the whole of the land within the area bounded by Lithgow Street, the Hume Freeway and the on-ramp to the Melbourne-bound carriageway of the freeway.

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------------|---------------------------|-------|
| Name | MT FRASER HOMESTEAD | File No | 375 |
| Address | 100 MINTON STREET, BEVERIDGE | Significance Level | Local |
| Place Type | Homestead Complex | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

[This history was prepared in 2010 by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment]

Mount Fraser was originally named Mount Bland by Hume and Hovell in 1824 who climbed it to find a view to Port Phillip. It became known as Fraser's Hill after Hector Fraser's homestead was established on its south west slope. The bluestone house at Mt Fraser homestead was designed in 1868 for Hector Fraser by Duncan McGregor, Clerk and Surveyor of the Donnybrook and Wallan Wallan District Roads Board. Fraser was a member of the Roads Board at the time. An 1882 drawing shows a symmetrical cottage facade with prominent chimneys and a corrugated iron front verandah. The adjacent weatherboard outbuilding may have been a detached kitchen, or possibly an earlier farm dwelling. It no longer exists. The c.1960s additions to the bluestone house were made by the current owners, the Laffan family.

Duncan McGregor also designed a bluestone District Roads Board office on the corner of Lithgow Street and Old Hume Highway in 1865. This building had a similar octagonal chimney and when demolished in 1969, the bluestone chimney shaft was re-erected nearby.

References

Payne, J.W., The History of Beveridge, Lowdon Publishing Co., Kilmore, 1974

The Argus, 19 Jan. 1870

National Library of Australia, pic-an6439241 Graham, H.J., "Mount Fraser Jan, 1882 near Beveridge Vic", pen and ink drawing.

Pers. comm. with Mr Bill Laffan, July, 2010

Relevant Historical Australian Themes

- 1.4 Appreciating the natural wonders of Australia
- 3.5.2 Breeding animals

Description

Physical Description

[This description was prepared in 2010 by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment]

The bluestone house is one room deep and three rooms across. It has a high-hipped roof now clad in corrugated iron. The south facade is obscured by a flat roofed brick-veneer addition. The intact side walls have fireplace projections with distinctive octagonal chimney shafts. The rear elevation has double hung windows with two-paned sashes and a doorway at the east end. It is intact but partly obscured by a timber addition.

The rock-faced stonework is refined with drafted margins to corner quoin blocks, to window and door openings and the chimneys. Traces of white tuckpointing survive. The picturesque octagonal chimney shafts have carved belled cappings.

The homestead setting includes two large Cypress in the rear service yard and a long driveway lined with eucalypts (Sugar Gums?), leading to Minton Rd. The 1868 facade faces south to Minton Rd and has a small garden space in front.

HERITAGE CITATION REPORT

Statement of Significance

This statement of significance was prepared in 2010 by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment, and updated in 2013 by David Helms.

What is significant?

The 1868 bluestone house and surrounding yard, Cypress trees, and gum-tree lined driveway lined at 100 Minton Rd., Beveridge. The brick veneer and timber additions to the bluestone house are not significant. The sheds within the homestead yard are not significant.

How is it significant?

Mt. Fraser Homestead is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Mt Fraser Homestead is historically significant for the 1868 bluestone house designed by Duncan McGregor (Clerk and Surveyor of the Donnybrook and Wallan Wallan District Roads Board) (Criteria A & H)

It is architecturally and aesthetically significant as a rare example of a farm cottage with finely detailed stonework and picturesque octagonal chimneys, and is enhanced by its landscape setting. (Criteria D &E)

Recommendations 2006

External Paint Controls

| |
|-----|
| No |
| No |
| No |
| No |
| Yes |
| - |
| No |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------------|---------------------------|-------|
| Name | HOUSE and CANARY ISLAND PALMS | File No | 1195 |
| Address | 75 STEWART STREET, BEVERIDGE | Significance Level | Local |
| Place Type | House,Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

There is insufficient information on this property to establish whether it is actually Stewart's house. Stewarts were early settlers.

REFERENCES

MHSbeg.no:R07.131&132

Relevant Historical Australian Themes

4. BUILDING SETTLEMENTS, TOWNS AND CITIES

8.10.4 Designing and building fine buildings

Description

Physical Description

Oakfield is a large freestanding Federation era farm complex, comprising a timber residence, the remnants of a typical Federation/Edwardian garden, Cypress windrow and two small twentieth century outbuildings. The Federation residence is a single storey, symmetrically arranged timber building, clad in weatherboard. The roof is a steeply pitched hip and a bull-nose verandah surrounds the house on three sides. Both the roof and the verandah are clad in corrugated iron and painted red. The symmetrical design has a central doorway with large sash windows with side lights on both sides of the central door. Decorative leadlighting is a feature of the two front windows. A tall unpainted red brick chimney with corbelled top is an important feature of the design. Modern timber additions are evident at the rear of the residence. Approximately 50 metres to the rear of the residence are two small outbuildings, both of timber construction with gabled corrugated iron roofs, painted red.

Surrounding the residence are the remains of a typical Federation/Edwardian period farmhouse garden. Four mature Canary Island Palms *Phoneix canariensis* planted close to the house and three mature Monterey Cypress *Cupressus macrocarpa* (the remnants of a windrow on the southern side) provide an appropriate setting and framework. The Monterey Cypress are in good condition, the Canary Island Palms are in fair condition. The remainder of the garden is overgrown, but evidence survives of what may be an early tapestry hedge along the Stewart Street boundary. Mature specimens of Oleander *Nerim oleander*, Pomegranate *Punica granatum*, Large Leaf Privet *Ligustrum lucidum* and Boxthorn *Lycium ferocissimum* are evident immediately behind the front picket fence. In addition, mature (and somewhat overgrown) specimens of Tree Aloe *Aloe arborescens*, Indian Hawthorn *Rhaphiolepis indica* survive at the front (south) of the house, and in places there are small stands of Cape Honeysuckle *Teconma capensis*, Canna Lily *Canna cvr.* and Belladonna Lily *Amaryllis cvr.*, all typical of the period 1900-1910. Other shrubs such as Grevillias and Buddleja at the front of the house are more modern additions to the garden. Two mature Apple Trees *Malus domestica* are located in the rear garden, close to the small timber outbuildings. These are likely to date from approximately c. 1950 and c. 1980. There is also a large Monterey Cypress *Cupressus macrocarpa* (c. 1950) in this area, which is considered to be of less

HERITAGE CITATION REPORT

significance than those in the windrow to the south of the property.

A scattered collection of White Mahogany Gums *Eucalyptus acmenoides* located on the northern boundary are varied in size and distributed irregularly, indicating that this was originally a plantation designed to provide a barrier between the homestead garden and the remainder of the farm. The trees are likely to date to around c.1950 and provide a contribution to the setting of the farmhouse.

A recent, but appropriate timber picket fence has been added to the front boundary of the property.

Statement of Significance

What is Significant?

The farm complex known as Oakfield at 75 Stewart Street Beveridge. Significant elements of the heritage place are:

. Federation timber farmhouse

. Two small timber and corrugated iron farm outbuildings

. The garden setting, including the four Canary Island Palms *Phoenix canariensis*, Monterey Cypress *Cupressus macrocarpa* windrow south of the residence, and the Apple trees *Malus domestica* east of the residence.

The large corrugated iron shed at the rear of the residence is not significant.

How is it Significant?

The farm complex known as Oakfield at 75 Stewart Street Beveridge is of aesthetic and historical significance to the Shire of Mitchell.

Why is it Significant?

The farm complex known as Oakfield at 75 Stewart Street Beveridge is of historical significance as a fine representative example of a Federation period farmhouse, enhanced by its garden setting, mature trees windrow. (Criterion D)

It is of aesthetic significance as an example of a cultural landscape containing the major characteristics of a substantial home and garden of the Federation/Edwardian period. (Criterion E).

HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|----------------|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes Palm Trees |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Former Mills Cottage, | File No | 348 |
| Address | Alison Tomkins Historical Reserve, High Street BROADFORD | Significance Level | Local |
| Place Type | Cottage | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

This cottage made of vertical timber slabs was relocated from a house near the paper mill. The chimney came from England and the roof of the cottage was shingles.

REFERENCES

MPS, Fletcher, - including 1 map; one old photo.

Information from Broadford and District Historical Society Inc.

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 4.5 Making settlements to serve rural Australia

Description

Physical Description

This was relocated from inside a house up near the mill. (Alison Tomkins) Structure was made of vertical slabs of timber with a metal chimney. The roof was shingled. The chimney came out from England.

The historic buildings in the Historic Park are early single storey commercial community and timber buildings. Their grouping provides some sense of an historic township and the idea of an open air museum without any real attempt to create an artificial historic street.

Physical Description

Building, Residential

Statement of Significance

br> The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Broadford Town Centre Precinct is historically significant at a LOCAL level (AHC criteria A4, H1). The significant shops, houses and community buildings along High Street are evidence of the progressive development of Broadford's centre from the latter part of the 19th Century through to the late 1950's, in response to the development of the town's important flower milling, tanning, paper milling and transport service industries.

The park occupying the former Market place represents an important continuation of the public use of this distinctive public space, while the monuments within it are significant examples of the celebration and memorialisation of significant national historical events by a rural town community; the reaching of Sunday Creek by the Hume and Hovel Expedition in 1824, and the wars.

The Historical Park contains examples of historic buildings and objects important to an understanding of the history of the town and district and of the activities that sustained its economy.

The Broadford Town Centre Precinct is of aesthetic significance at LOCAL level (AHC criterion E1) Views to the market place both from the south-east and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops allows the significant churches an appropriate predominant role. Gavin Hall and its treed setting, St Matthew's Church, St George's Church and the former Methodist Church are the most architecturally accomplished buildings in the precinct.

The Broadford Town Centre Precinct is of Social significance at a LOCAL level (AHC Criterion G.1) for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving these places in situ.

Sourced by Lorraine Huddle P/L 2006

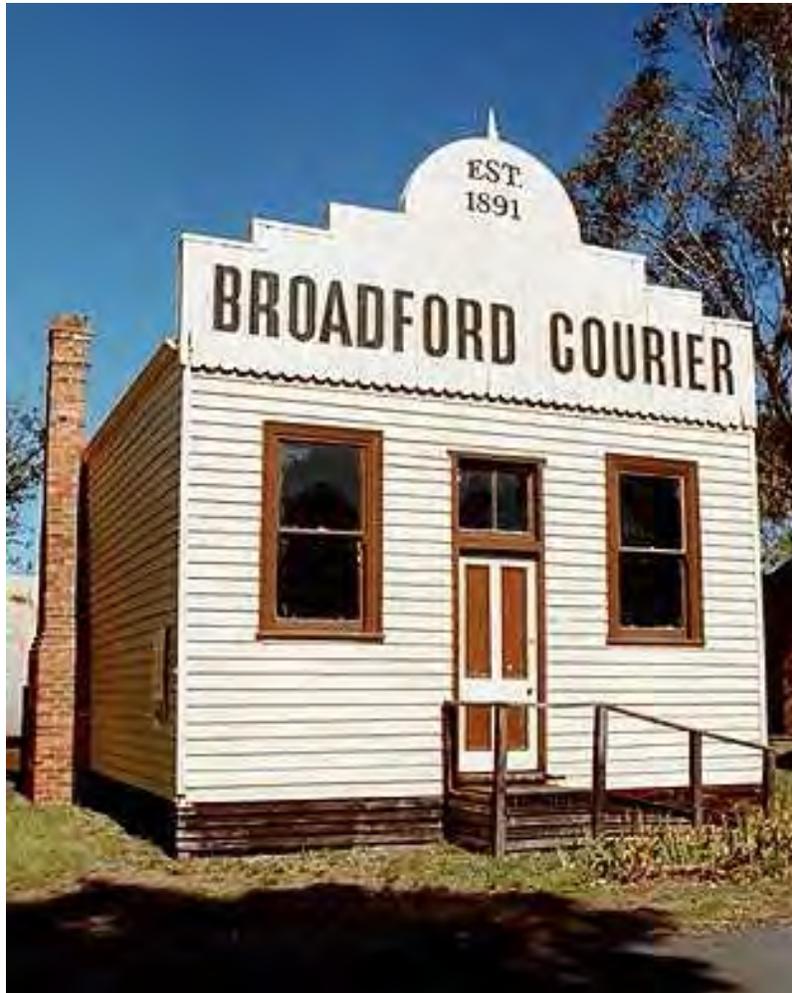
HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Former Courier Office | File No | 349 |
| Address | Alison Tomkins Historical Reserve, High Street BROADFORD | Significance Level | Local |
| Place Type | Shop | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Hert. Vic.(606551), MPS, Historical Society

The Courier Office was moved from its original location in Hamilton Street, north of High Street, to the Historical

HERITAGE CITATION REPORT

Reserve. The Broadford Courier and Reedy Creek Times was first published on February 28, 1891. From the age of 12, William McDonald worked at the Courier Office and in 1904 he became owner, editor and publisher. The McDonald family continued to produce the Broadford Courier until its closure in 1978.

James Fenton edited the Broadford Courier from 1894 to 1903. He later ran for parliament and at one time was acting Prime Minister. - Australian Dictionary of Biography Vol.8 pg. 484
Printer and Newspaper Register in Victoria 1838 to 1924.

REFERENCES

MPS, Historical Society; Hert.Vic.(606551),

Fletcher, B J (Ed), Broadford: A Regional History, Lowden Publishing Co., Kilmore, 1975, p. 91; McDonald, E H, Country Life: A History of Broadford & District 1891-1981, Broadford, 1981, p. 5.

Australian Dictionary of Biography Vol.8 pg. 484
Printer and Newspaper Register in Victoria 1838 to 1924.

Relevant Historical Australian Themes

3.20.1 Making, printing and distributing newspapers

Description

Physical Description

Broadford Courier Printing Office. Wb structure has corrugated iron roofing.

The historic buildings in the Historic Park are early single storey commercial community and timber buildings. Their grouping provides some sense of an historic township and the idea of an open air museum without any real attempt to create an artificial historic street.

Physical Description

Commercial

Statement of Significance

Statement of Significance

This statement of significance was prepared by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment 2009.

What is significant?

The former Broadford Courier Office was built in 1891 as a newspaper office and printery. It was relocated from its original site in High St. to the Alison Tomkins Historical Reserve after the *Broadford Courier* newspaper ceased

HERITAGE CITATION REPORT

production in 1978. The weatherboard building is occupied by the Broadford and District Historical and houses a rare collection of early printing machines and typesetting equipment.

How is it significant?

The Broadford Courier Office is of local historical, social and technical significance to Mitchell Shire and the townspeople of Broadford.

Why is it significant?

The Broadford Courier Office is historically significant as rare and intact example of a 19th century newspaper office and printery (Hercon criteria A, B). It is of technical significance for its collection of early machinery and equipment (Hercon criterion F). It is of social significance as a museum reflecting Broadford's cultural history, where its newspaper, the *Broadford Courier*, was produced for over 70 years (Hercon criterion G).

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Former Hilldene and Kur Kurruck Creek Primary School building | File No | 236 |
| Address | Alison Tomkins Historical Reserve, High Street BROADFORD | Significance Level | Local |
| Place Type | School - State (public) | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

This former school building was first located at Sugar Loaf Creek and renamed Hilldene School No. 2361. The first school was burnt down in the early 1920s and after being rebuilt operated until 1931. It was then moved one mile north of Sugar Loaf Creek Hotel where it was known as Kurkurruc Creek School No. 2212. It was closed in 1943 and in 1953 moved to Broadford School No. 1125 for the infant section of the school. The building is now the home of the Broadford and District Historical Society Inc.

REFERENCES

MPS, Vision and Realisation, Skye View - including 1 map

Vision and Realisation, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. pp. 693, 698; Fletcher, E J (Ed), Broadford: A Regional History, Lowden Publishing Co., Kilmore, 1975, p. 95.

Relevant Historical Australian Themes

- 4.6 Remembering significant phases in the development of settlements, towns and cities
- 6.5 Educating people in remote places

Description

Physical Description

Kurkurruc Creek School (former Hildene and Kurkurruc School). Moved to Broadford PS in 1953. Made of weatherboard with corrugated iron roofing.

The historic buildings in the Historic Park are early single storey commercial community and timber buildings. Their grouping provides some sense of an historic township and the idea of an open air museum without any real attempt to create an artificial historic street.

Physical Description

Building

Statement of Significance

The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Broadford Town Centre Precinct is historically significant at a LOCAL level (AHC criteria A4, H1). The significant shops, houses and community buildings along High Street are evidence of the progressive development of Broadford's centre from the latter part of the 19th Century through to the late 1950's, in response to the development of the town's important flower milling, tanning, paper milling and transport service industries.

The park occupying the former Market place represents an important continuation of the public use of this distinctive public space, while the monuments within it are significant examples of the celebration and memorialisation of significant national historical events by a rural town community; the reaching of Sunday Creek by the Hume and Hovel Expedition in 1824, and the wars.

The Historical Park contains examples of historic buildings and objects important to an understanding of the history of the town and district and of the activities that sustained its economy.

The Broadford Town Centre Precinct is of aesthetic significance at LOCAL level (AHC criterion E1) Views to the market place both from the south-east and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops allows the significant churches an appropriate predominant role. Gavin Hall and its treed setting, St Matthew's Church, St George's Church and the former Methodist Church are the most architecturally accomplished buildings in the precinct.

The Broadford Town Centre Precinct is of Social significance at a LOCAL level (AHC Criterion G.1) for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its

HERITAGE CITATION REPORT

Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving these places in situ.

Sourced by Lorraine Huddle P/L 2006

Recommendations 2006

External Paint Controls

| |
|-----|
| Yes |
|-----|

Internal Alteration Controls

| |
|----|
| No |
|----|

Tree Controls

| |
|----|
| No |
|----|

Fences & Outbuildings

| |
|----|
| No |
|----|

Prohibited Uses May Be Permitted

| |
|-----|
| Yes |
|-----|

Incorporated Plan

| |
|---|
| - |
|---|

Aboriginal Heritage Place

| |
|----|
| No |
|----|

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Former Straw Boiler from Broadford Paper Mill | File No | 350 |
| Address | Alison Tomkins Historical Reserve, High Street, BROADFORD | Significance Level | Local |
| Place Type | Industrial Objects (movable) | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

The straw boiler was moved from the paper mill. A description of the manufacturing process and the function of these boilers appeared in the Age on October 27, 1890:

The top floor [of the mill] is used for loading the rotary boilers with straw, and each boiler is capable of containing seven tonnes of the material. In these vessels the straw is boiled, the process taking from 8 to 11 hours. It is then emptied onto the ground floor, and thence forked to the cooling shed. Here the material is allowed to cool and "mature" for 24 hours, then passed on to the carrier, and emptied into the huge beating engines. In these engines the stuff is washed and beaten until the fibre is well drawn out. From the engines it is emptied into large wooden vats in the basement, and then pumped into the Jordan and rendered fit for use. The material is then forced into the strawboard making machine.

REFERENCES

MPS, Fletcher - including 1 map

Rule, Andrew (Ed), Through the Mill: Australian Paper Manufacturers Broadford Mill Centenary 1890-1990, Griffin

HERITAGE CITATION REPORT

Press, Adelaide, 1990, pp. 13-4.

Relevant Historical Australian Themes

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

3.4.4 Making forests into a saleable resource

Description

Physical Description

Straw boiler made of riveted metal.

Physical Description

Industrial, Machinery

Statement of Significance

br>The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Broadford Town Centre Precinct is historically significant at a LOCAL level (AHC criteria A4, H1). The significant shops, houses and community buildings along High Street are evidence of the progressive development of Broadford's centre from the latter part of the 19th Century through to the late 1950's, in response to the development of the town's important flower milling, tanning, paper milling and transport service industries.

The park occupying the former Market place represents an important continuation of the public use of this distinctive public space, while the monuments within it are significant examples of the celebration and memorialisation of significant national historical events by a rural town community; the reaching of Sunday Creek by the Hume and Hovel Expedition in 1824, and the wars.

The Historical Park contains examples of historic buildings and objects important to an understanding of the history of the town and district and of the activities that sustained its economy.

The Broadford Town Centre Precinct is of aesthetic significance at LOCAL level (AHC criterion E1) Views to the market place both from the south-east and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops allows the significant churches an appropriate predominant role. Gavin Hall and its treed setting, St Matthew's Church, St George's Church and the former Methodist Church are the most architecturally accomplished buildings in the precinct.

The Broadford Town Centre Precinct is of Social significance at a LOCAL level (AHC Criterion G.1) for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving

HERITAGE CITATION REPORT

these places in situ.
Sourced by Lorraine Huddle P/L 2006

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Gaol, Lockup | File No | 475 |
| Address | Alison Tomkins Historical Reserve, High Street BROADFORD | Significance Level | Local |
| Place Type | Gaol/Lock-up | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

See file notes.

REFERENCES
LH

Broadford and District Historical Society records

Description

Physical Description

Wooden lockup

Description

'Casterton' type single cell. Gabled corrugated iron roof. Panellised with weatherboard exterior, timber louvres ventilating roof gable ends, high barred window and reinforced exterior door.

Physical Description

Building

Description

'Casterton' type single cell. Gabled corrugated iron roof. Panellised with weatherboard exterior, timber louvres ventilating roof gable ends, high barred window and reinforced exterior door.

Statement of Significance

Statement of Significance

This statement of significance was prepared by Willys Keeble, Heritage Consultant for the Mitchell Shire Heritage Amendment 2009.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The early 1900s prefabricated Lock Up at the Alison Tomkins Historical Reserve in High St., Broadford is an intact single cell timber gaol with concealed iron reinforcing. Several other 'Casterton' type portable Lock-Ups survive (e.g. at the Yallourn North Brown Coal Mine Museum). It has been relocated from the Broadford Police Station to the Alison Tomkins Historical Reserve.

How is it Significant?

The prefabricated Lock-up is of local historical, technical, and social significance to Mitchell Shire and the townspeople of Broadford.

Why is it Significant?

The Portable Lock Up at Broadford provides evidence of the township's early 20th century law enforcement system and administrative structure (Hercon criteria A, D)

It is an intact example of a typical "Casterton style" Lock Up with a prefabricated timber structure incorporating heavy iron bolts and mesh reinforcement in the floor, wall and ceiling (Hercon criteria B). The Broadford and District Historical Society has been instrumental in its preservation for cultural and educational reasons (Hercon criteria G)

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------------------|---------------------------|-------|
| Name | PROSPECT HILL FARMHOUSE COMPLEX | File No | 857 |
| Address | 625 BROADFORD-KILMORE ROAD, BROADFORD | Significance Level | Local |
| Place Type | House,Tree,Homestead Complex,Shed | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS -**

History and Historical Context

"Prospect Hill" is located on Crown Allotments 76, 76A and 76B in the Parish of Broadford. Allotments 76 and 76A were first purchased by Samuel Burston in June 1859 and 76B in March 1872.

When Thomas and Jane Jeffrey arrived in Broadford in 1888 they purchased "Prospect Hill" from the McKay family. At that stage the property was almost 3,000 acres.

About fifty yards north of the front gate of "Prospect Hill" was a bluestone building called the "Bagatelle". This had been a roadside inn in the late 1850s or 1860s. This building was turned into the woolshed with the original foundations still visible in 1975.

An old boiler used for water storage was considered one of the most historic items on the property. It was brought from the old tannery near the Dry Creek Bridge by bullock wagon to "Prospect Hill".

Thomas and Jane Jeffrey died in 1898 and 1899 respectively and their sons and Jane's brother continued running the property. In 1922 the property was subdivided with members of the family keeping the home block of about 800 acres. Source: Susie Zada.

HERITAGE CITATION REPORT

REFERENCES

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Fletcher, B J (Ed.), Broadford : A Regional History, Lowden Publishing Co, Kilmore, 1975, pp. 159-60, 181; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.

Description

Physical Description

Homestead and farm complex including numerous outbuildings still owned by Jeffery family. Corrugated iron roof. Large cypress trees are located on premises. Location set back from road.

Physical Description

Building, Residential, Tree(s)

Statement of Significance

The Farmhouse Complex 'Prospect Hill', Broadford-Kilmore Road, Broadford and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the major characteristics of a substantial homestead complex of late nineteenth century Victorian Period (1851-1901) Vernacular outbuildings, associated structures and historic trees.

The Farmhouse Complex 'Prospect Hill', Broadford-Kilmore Road, Broadford and its rural setting is historically significant on a LOCAL level (AHC criteria A 4, H 1). It is strongly associated with the Jeffrey family from 1888 and have continued ownership and farming of it for over 117 years

The Farmhouse Complex 'Prospect Hill', Broadford-Kilmore Road, Broadford and its rural setting is scientifically significant on a LOCAL level (AHC criteria C 2, F 1) for its strong presumption of archaeological evidence particularly the remains of a bluestone building called the "Bagatelle" which had been a roadside inn in the late 1850s or 1860s.

Overall, the Farmhouse Complex 'Prospect Hill', Broadford-Kilmore Road, Broadford and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------|---------------------------|-------|
| Name | HOUSE (GLENDDORA) | File No | 438 |
| Address | 16 DEREK DRIVE, BROADFORD | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

Architectural Style Federation/Edwardian Period
(1902-c.1918)

History and Historical Context

"Glendora" is located on Crown Allotment 58C in the Parish of Broadford. The allotment was first purchased by Donald Chisholm Cameron of Broadford on November 7, 1871. Cameron also purchased adjoining allotments 58A, 58E and 58J between 1871 and 1876.

Other owners of this property after Cameron were :

- 1878 - John Howden, blacksmith, of Darraweitguim
- 1887 - John Taylor, estate agent of Kilmore
- 1888 - Albert Millard, grazier of Prahran
- 1890 - Robert Holden Stone, surveyor of North Brighton
- 1890 - Margaret Holden Stone, widow of Balaclava, following the death of Robert Holden Stone on June 22, 1890, then to Margaret Germaine Williams, widow of Hawthorn
- 1904 - James Braden, farmer of Broadford
- 1906 - William Burge, farmer of South Yarra
- 1948 - Cyril George Burge, farmer of South Yarra
- 1974 - Alma Jessie Burge, widow and Hector Duncan McDonald, farmer, following the death of Cyril George Burge on May 8, 1974
- 1993 - present owner.

Donald Chisholm Cameron built the Junction Hotel in 1861 at the "junction of the Reedy Creek, Magpie and Stump and main Sydney Roads". By 1871 work had commenced on the railway line from Melbourne through Broadford which bypassed the old road route and the Junction Hotel. When the line was officially opened in April 1872, Cameron had already purchased the land in Broadford. In June 1873 when Cameron was elected to the first Board of Management of the Presbyterian Church, he was well ensconced in the community. In the rate books of 1871-72 Cameron owned a brick shop, later identified as a Blacksmith Shop, houses in the town, a hotel and 125 acres.

In 1874-75, in addition to the shop and hotel, his land was described as 213 acres and cottages and improvements. This entry could indicate that the house was built at this stage, although it may have been built earlier and not included in the rate book description.

When John Howden took over the land he leased it to Finlay McRae, and then Alexander Coghill. The 1883 Valuation Book shows Howden living on the 256 acre property with 9 people on the premises.

John Taylor, who purchased the property in 1888, was the first mayor of Kilmore and the Taylor Brothers operated their drapery in Broadford in the same year.

The Burge family occupied Glendora for the greatest length of time, purchasing the property in 1906 and owning it for most of the twentieth century. Initially William Burge had cows on the property and supplied milk to the residents of Broadford, but for most of the period the Burge family owned it, they ran fine wool merino sheep.

The Burge family found a newspaper dated 1861 in the roof of Glendora and it has been presumed that this was the date it was built, however this may have been an old newspaper as it is more likely that the house was built in the time of Donald Chisholm Cameron's ownership.

HERITAGE CITATION REPORT

According to oral history passed down through the Burge family the name "Glendora" came from one of the previous occupants who had a daughter called Dora who was an artist. She painted the creek, also called a swamp, at the rear of the property, and as the family were Scottish, the word "Glen" was added to her name resulting in "Glendora".
Source: Susie Zada.

REFERENCES

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Certificates of Title, Department of Lands, Victoria; Fletcher, B J (Ed.), Broadford : A Regional History, Lowden Publishing Co, Kilmore, 1975, pp. 13, 115; Turton, Keith, Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 27-8; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, p. 249; Interviews with Alma Jessie Burge and Catherine Hutchison, March 2004.

Relevant Historical Australian Themes

- 3.14.2 Using Australian materials in construction
- 4.5 Making settlements to serve rural Australia
- 8.10.4 Designing and building fine buildings

Description

Physical Description

A single storey timber framed and weatherboard clad house with hipped M-shaped roof clad in galvanised corrugated iron. The timber framed double-hung windows are symmetrically placed either side of the central front door. The symmetrical form of the building is reinforced by the two face-brick chimneys, and hipped verandah across the entire front.

The recent subdivision has had a detrimental impact on the rural setting of the house, and particularly as the rear of the house is now presented to the road. This is at odds with houses of this era, in which the front of the house was designed to be presented to the public, and the rear was always utilitarian in use, and aesthetics.

The house appears to have been built early in the twentieth century, possibly in 1904 when James Braden, farmer of Broadford was the owner or in 1906 William Burge, farmer of South Yarra became the owners of the property.

The symmetrical Georgian fenestration is very conservative and the building is indeed Victorian in form, however the timber verandah decoration is typical of the Federation period, and the windows seen in the side wall of the 1910 photograph are more typical of the Federation period. In conclusion it appears to have been constructed circa 1905 in a conservative architectural style.

Statement of Significance

The cottage, known as 'Glendora' is HISTORICALLY significant at a LOCAL level for its long associations with the Burge Family over most of the twentieth century. It is AESTHETICALLY at a LOCAL level as one of the few intact Federation Cottages in the Broadford area.

HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |



HERITAGE CITATION REPORT

Name Broadford Pinniger Street
Address 17-31 & 26-28 PINNIGER STREET,
BROADFORD 29 & 31 GAVAN
Place Type STREET, BROADFORD
Residential Precinct
Citation Date 2012

Significance Level Local



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Broadford

The township of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian

HERITAGE CITATION REPORT

papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

Precinct history

This is a residential area comprising detached housing on large allotments. The contributory houses within the precinct date from the late nineteenth to early twentieth century. The houses built prior to 1912 (and shown on a 1912 residential plan of Broadford) include 29 Gavan Street, and 17, 25, 27, 29 & 31 Pinniger Street. The houses at 21 and 28 Pinniger Street were built during the expansion of Broadford in the inter-war period.

Sources

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5 Precinct documentation Residential Map of Broadford Victoria December 1912*, Johnston & Moody, High Street, Broadford, original copy held by Broadford Historical Society

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

Physical Description

The Pinniger Street precinct is a residential area, which contains houses that are characteristic of their late nineteenth and early to mid-twentieth century origins and development. As such, the precinct illustrates a key phase of development in Broadford that is associated with the opening of the railway and the establishment and development of key industries, particularly the APM Mill, as noted in the History.

The precinct has a rectangular allotment pattern. The alignment of houses, which are detached, is parallel to the allotment boundaries and there are generous and consistent front and side setbacks. The houses are of modest scale; all are single storey with gable or hipped roofs with a pitch of between 25-33 degrees. Most are constructed of weatherboard with galvanised roofs and brick chimneys, while there are some rare examples of brick construction. Windows are predominantly double hung timber frames.

There is a variety of styles ranging from Victorian cottages to inter-war bungalows. Victorian or Federation era houses (e.g. 17, 25, 27, 29 & 31 Pinniger St and 29 Gavan St) generally have symmetrical facades and verandahs to the main elevation and simple M-hip or gable roofs. Edwardian and Inter-war era houses (e.g. 21 & 28 Pinniger St) are often asymmetrical in plan with more complex hip and gable roofs.

Recommended Management

HERITAGE CITATION REPORT

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

HERITAGE CITATION REPORT

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

a. Maintain the predominantly single storey character of the area and avoid development that exceeds the height of adjoining buildings by more than one storey.

b. Front and side setbacks should be the same as adjoining buildings or an average if the two adjoining buildings have different setbacks.

c. Encourage the use of paint colours appropriate to the period of the building.

d. Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases

an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Comparative Analysis

An historic 1912 map of Broadford shows the extant buildings at that time, including houses. Investigation by the *Mitchell Shire Stage Two Heritage Study 2006* and the *Mitchell Shire Heritage Amendment. Review of heritage precincts 2012* identified approximately 50 surviving examples of houses shown on the 1912 map.

Although located throughout the township, there are three distinct clusters - the somewhat scattered group between Sunday Creek and the APM Mill, and the two more concentrated groups, which form distinct sub-precincts; one to the north of the town centre and the other to the south of the railway line.

Of the concentrated groups, the group to the north of the railway line includes a number of houses extending along Pinniger Street north from High Street and adjoining properties in Gavan Street, while the group to the south of the railway line includes five houses in Hamilton and Ferguson streets.

Each sub-precinct comprises houses that are characteristic of their late nineteenth and early to mid-twentieth century origins and development. As such, they illustrate a key phase of development in Broadford that is associated with the opening of the railway and the establishment and development of key industries, particularly the APM Mill, as noted in the History.

Comparatively, the Pinniger Street Group is considered to be the best representative contiguous Pre-1912 residential precinct within Broadford. The contributory houses within the precinct compare with the houses within the Broadford Pre-1912 House Group.

Statement of Significance

What is significant?

The Pinniger Street precinct in Broadford is a residential area comprising modest housing dating from the late nineteenth to mid-twentieth century. The places and elements that contribute to the significance of the precinct are:

- The houses at 17, 21, 25, 27, 28, 29, 31 Pinniger Street, and 29 Gavan Street.
- The consistency of siting (detached) and scale (single storey) of houses.
- Original form, detailing, materials that illustrate the style/era of each house.

The following elements are not significant:

- Non-original alterations and additions to the Contributory houses listed above
- The houses and other buildings at 31 Gavan Street and 19, 23 & 26 Pinniger Street
- The street construction materials and landscaping.
- Other post-World War Two buildings and structures on any site.

HERITAGE CITATION REPORT

How is it significant?

The Pinniger Street precinct in Broadford is of local historic significance to Mitchell Shire.

Why is it significant?

The precinct is historically significant as a representative example of a residential area comprising modest homes that are characteristic of rural townships in the late nineteenth and early twentieth century. The housing within the precinct provides tangible evidence of the scattered pattern of township formation of Broadford by the late nineteenth century and the infill and growth associated with the expansion of the APM Mill during the inter-war period. (Criterion A & D)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | ST GEORGES PRESBYTERIAN CHURCH | File No | 241 |
| Address | 30 HAMILTON STREET, BROADFORD 51-53 HIGH STREET, BROADFORD | Significance Level | Local |
| Place Type | Church | | |
| Citation Date | 2012 | | |



| | |
|--|-------------------|
| Recommended Heritage Protection | VHR - HI - PS Yes |
|--|-------------------|

| | |
|----------------------------|---|
| Architectural Style | Federation/Edwardian Period (1902-c.1918) Gothic |
|----------------------------|---|

History and Historical Context

History of Broadford

[The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's

HERITAGE CITATION REPORT

Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD)

St George's Presbyterian Church

The first Presbyterian Church in Broadford was officially opened and dedicated on 27 October 1861 by the Rev. Maxwell, assisted by the Rev. McPherson. During construction of the church, services had been held at private homes. This small wooden church was later moved and re-erected on this site in 1873 at a time when it was elevated to Parish status (Fletcher, 1975:114-6). A manse was constructed some time later at the corner of Hamilton and Gavan streets.

The church served the congregation until 1912 when a much larger brick church replaced the old timber building. The

HERITAGE CITATION REPORT

foundation stone for the new church was laid on 1 June 1912 by Mr M.K. McKenzie and the new church was opened and dedicated on 1 December 1912 by the Rev. D.S. Adam M.A, D.D., Professor of Systematic Theology and Church History at Ormond College, University of Melbourne. Campbell and Kernot were the architects and tender of Mr James Sutherland of Broadford was accepted at the cost of £1,154/18/-. The total cost of building including furnishings and lighting was £1300. The old church was demolished and sold; the bell was hung in the tower of the new church and the old pulpit was presented to the Strath Creek church (Fletcher, 1975:114-6).

The jubilee of the church was celebrated in October 1923. A new brick veneer manse was dedicated and officially opened by the Presbytery of Seymour on 23 October 1959, which replaced the old manse (Fletcher, 1975:114-6).

Sources

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

"The Witness of the years" of St George's Presbyterian Church, Broadford. Compiled by the Rev. J.S. Buck 1973. - Broadford and District Historical Society files.

Description

Physical Description

The Broadford Presbyterian Church of 1912 is an attractive building in the Arts & Crafts Gothic style, situated on a generous grassy site. It is entered via a mild-steel gate (of c1950s) with the inscription 'Rejoice with the Lord'. The gate has simple concrete fence posts and a cyclone wire and pipe fence.

The walls are clad in a warm red facebrick with rendered bands and copings on the engaged buttresses. The steeply gabled roof is covered in slates, with exposed rafter ends. There is a row of four large round, sheet-metal ventilators along the ridgeline.

The facade has a gabled parapet, with a slender octagonal spire on the right-hand side. The pointed spire roof sits above metal louvered vents with trefoil arches at their tops. The facade gable is dominated by three lancet windows, the largest in the centre, beneath a lancet-shaped label.

There are two entrances near the front of the church, on either side. On the right-hand side is a transverse gabled porch on the right-hand side. The entry door is ledged, and sits beneath a lancet highlight with heavy quatrefoil tracery. The eaves projecting over the entry are supported on decorative timber brackets. On the left-hand side of the nave is a doorway below the eaves with a lancet-shaped panel above it. It is reached via a low concrete landing with metal rails, both modern.

The windows to the side elevations are also lancet windows, beneath brick arches, with diamond-paned leadlights. The windows are paired in the transepts, and set below a cross-beam between the bargeboards.

There is a small, hipped-roof section at the rear of the church, probably a vestry, which has rectangular double-hung windows and a simple brick chimney.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

St George's Presbyterian Church complex, Broadford. The following elements contribute to the significance of the place:

- The church at 30 Hamilton Street and 51-53 High Street. The setting of the church and views to it from both directions along High Street contributes to its significance.
- The timber post and cyclone wire fence and decorative gate posts extending along the frontage of the church and the house at 28 Hamilton Street.
- The former Manse at 26 Hamilton Street.

The post-war house at 28 Hamilton Street and other buildings on the site including the garage at the rear of the former Manse and the former portable school buildings are not significant.

How is it significant?

St George's Presbyterian Church complex is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

St George's Presbyterian Church complex is historically and socially significant for its associations with the continuing development of the Presbyterian Church in Broadford. The former manse is associated with the relocation of the church to this site in the late nineteenth century, while the church itself symbolises the development of Broadford in the early twentieth century, which was associated with the expansion of industries including the paper mill. (Criterion A)

St George's Presbyterian Church complex is socially significant as the centre of Presbyterian worship in the Broadford Parish for over 90 years. (Criterion G)

St George's Presbyterian Church is architecturally significant as a fine and well-detailed example of a Federation Gothic Church. The prominent siting of the church within the town centre gives it landmark qualities. (Criteria D & E)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

Yes

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | Broadford pre-1912 House Group | File No | 1846 |
| Address | 1-3 THE PARADE, BROADFORD 11 MCKENZIE STREET, BROADFORD 168, 175, 185 & 208 HIGH STREET, BROADFORD 21 MURCHISON STREET, BROADFORD 42 HAMILTON STREET, BROADFORD 9 JAMIESON STREET, BROADFORD | Significance Level | Local |
| Place Type | Mixed Use Precinct | | |
| Citation Date | 2013 | | |





Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns*; 5.3 *Housing*

Broadford

The township of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 29 dwellings and the population was 114 and by 1868, Bailliere's Victorian Directory described Broadford as a postal township with a police station and 'Cobb's Office' at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed (Huddle, 2006:59-65).

As the township grew the Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

HERITAGE CITATION REPORT

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. (Huddle, 2006:59-65).

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The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

[Note: This is an edited version of the Broadford Commercial Town Centre Precinct history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Precinct history

This group listing contains 10 houses shown on a 1912 residential map of Broadford, as follows:

House, 42 Hamilton Street

The exact date of this house is not known, but it was possibly constructed c.1885 for (and possibly by) John Bidstrup, a carpenter, who purchased the property in 1881. Bidstrup had acquired the property from Mary Aitken who had purchased it from the Crown Grantee in 1880 (Land Victoria 1). A 1912 residential map of Broadford shows this house occupied by 'Ellis Castle'.

House, 168 High Street

The exact date of this house is not know, but it appears to date from c.1895. In 1893 this property (and three adjoining lots to the rear facing Street) was owned by a local doctor, George Skinner. William Skinner, a chemist, was owner from

HERITAGE CITATION REPORT

1894-8 before it was transferred back to George. In 1907 the High Street allotment was transferred to Mary Brown, who acquired the balance of the land by 1921 (Land Victoria 7). This is one of several houses in this section of High Street shown on a 1912 residential map of Broadford and it is difficult to identify the occupier at that time.

House, 175 High Street

The exact date of this house is not known. The owner in 1908 was Sarah Siebler of Broadford (Land Victoria 2). This is one of several houses in this section of High Street shown on a 1912 residential map of Broadford and it is difficult to identify the occupier at that time.

House, 185 High Street

The exact date of this house is not known but it was possibly constructed c.1890 for Charles Ross who obtained the Crown Grant in December 1889. In 1912 the Hore family were the occupiers - they became owners of the property in the following year (Huddle, 2006; Land Victoria 3). A 1912 residential map of Broadford shows this house occupied by 'Hoare', presumably a misspelling.

Former Mill House, 208 High Street

The exact date of this house is not known, but it was possibly built c.1890 for James Macdougall and used as a residence by senior Paper Mill employees. The present house site once formed part of 13 acres of land on the south side of Sydney Road that Macdougall acquired in April 1890, the same year that he established the paper mill on a site directly opposite. Almost immediately he took out a mortgage over the property, which may have been to finance construction of this house. The first resident may have been his son Duncan who was the first manager of the Mill from its 1890 opening until he left for England in 1896. That same year James Macdougall sold off most of the land (excluding this house site) to the Australian Paper Mills Company who had acquired the Mill from McDougall. In 1900 this house site and surrounding land (containing the present day 206-08, 210, 212 & 214 High Street) was sold to Jessie Corney, presumably the wife of Mr Corney who was the manager of Mill from 1896 to 1924. After Jessie Corney's death in 1902 the land was eventually transferred by 1917 to the Australian Paper Mills Company (*Broadford Courier & Reedy Creek Times*, Land Victoria 4). Further subdivision has reduced the extent of the allotment to its present size.

Another resident of this house was Mr. James Pemberton and his wife Catherine. A 1912 residential map of Broadford shows this house occupied by Pemberton, while Mr Corney occupied the house directly opposite, that was adjacent to the mill complex. James Pemberton was the Chief Engineer at the paper mill and in 1924 became the mill manager, succeeding Mr Corney in the role. He was also a long term Shire Councillor and served a term as President (*Kilmore Free Press*, Huddle, 2006:38).

House, 9 Jamieson Street

The exact date of this house is not known, but it appears to date from c.1900. A 1912 residential map of Broadford shows this house occupied by 'J. Foster'.

House, 11 McKenzie Street

The exact date of this house is not known. John Parker, a labourer of Broadford obtained the Crown Grant in 1888. In 1891 the land was transferred to James Miller, an engine driver of Broadford. About a year later in February 1892 Miller took out a mortgage, which possibly financed the construction of this house. In 1899 John Parker reacquired the property and following his death in January 1912 it was transferred to his widow, Catherine, whose address was given as McKenzie Street (Land Victoria 5). A 1912 residential map of Broadford shows this house occupied by 'Parker'.

House, 21 Murchison Street

The exact date of this house is not known, but it was reputedly moved to this site on a bullock wagon prior to 1912 (BDHS). The house can be seen in a c.1914 image in *Broadford. A regional history* (facing p.44). The Crown Grant for this property was made to John Davis in 1896. After several changes of ownership, Thomas Tresize of Broadford was owner by 1909 (Land Victoria 6). A 1912 residential map of Broadford shows this house occupied by 'Tersize',

HERITAGE CITATION REPORT

presumably a misspelling.

House, 1-3 The Parade

The exact date of this house is not known, but it appears to date from c.1900 or earlier. A 1912 residential map of Broadford shows this house occupied by 'Clarke'.

Sources

Broadford & District Historical Society (BDHS) cited in Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*, p.309

Broadford Courier & Reedy Creek Times, 19 June 1896, p.2 'Farewell to Mr. D. Macdougall'

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Kilmore Free Press, 22 May 1924

Land Victoria 1 - Vol. 1301 Fol. 163, Vol. 1217 Fol. 301

Land Victoria 2 - Vol. 3255 Fol. 818

Land Victoria 3 - Vol. 1301 Fol. 163

Land Victoria 4 - Vol. 1650 Fol. 927, Vol. 2774 Fol. 749

Land Victoria 5 - Vol. 2089 Fol. 618

Land Victoria 6 - Vol. 2632 Fol. 300

Land Victoria 7 - Vol. 2473 Fol. 570

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*, 'Broadford Pre 1912 Group Citation', pp.29-57

Residential map of Broadford Victoria. December 1912. Johnston & Moody High Street Broadford, original copy held by Broadford Historical Society

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

Physical Description

The Broadford Pre-1912 group comprises several houses that appeared on a 1912 residential map of Broadford - i.e., they were constructed prior to 1912. The majority of the houses in this group are in the eastern portion of the town between Sunday Creek and the Paper Mill, with two places in Hamilton Street and one in Murchison Street.

The houses in the group are typical of the early housing in Broadford, which was modest in scale and almost exclusively comprised two basic types - the symmetrical double fronted house with M-hipped roof or the simple double fronted cottage with single or multiple transverse gable roofs. The majority of houses are timber - only four pre-1912 brick examples have been identified and two of those are within this group (the other two are 29 Gavan Street, which is within the Pinniger Street precinct, and 8 Rupert Street, which has been altered and has not been assessed further).

The houses, which all date from the late Victorian or Federation period generally have symmetrical facades and verandahs to the main elevation and simple M-hip or gable roofs with a pitch of between 25-33 degrees. The alignment of houses, which are detached, is parallel to the allotment boundaries and there are front and side setbacks. The houses are of modest scale; all are single storey and most are constructed of weatherboard with galvanised roofs and brick chimneys, while there are some rare examples of brick construction. Windows are predominantly double hung timber frames. The majority of the houses have limited decorative detailing, although some examples show the Italianate influence, as described below.

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The houses are:

House, 42 Hamilton Street.

This is a simple double-fronted gabled cottage with a rear skillion and a rear section under a separate gabled roof (service areas such as kitchens were often located in separate buildings in early houses). There are three tall brick chimneys, two with decorative detailing (the detailing is similar to 42 Hamilton Street). The front skillion verandah may not be original or may have been reconstructed based on an original design. The cottage appears to be in good condition and has a relatively high degree of external integrity. It compares to 1-3 The Parade.

House, 168 High Street.

This is a symmetrical, double-fronted late Victorian timber house with a M-hip roof. The ashlar boards to the front elevation demonstrate the Italianate influence upon house design in the late nineteenth century and this is the only known example in Broadford. Original detailing includes the tripartite windows to the main elevation (double hung windows elsewhere), the front door arrangement (door may not be original) with sidelights and toplight, paired eaves brackets separated by diamond moulds and one bi-chromatic brick chimneys. The house appears to be in fair condition. The main change has been the replacement of the front verandah.

House, 175 High Street.

This is a relatively large (for Broadford) symmetrical, double-fronted late Victorian bi-chromatic brick house with a M-hip roof, which is attached to a gable-fronted brick former shop. Original detailing includes the tripartite windows to the main elevation (double hung windows elsewhere), a slightly recessed front door (door may not be original) with sidelights and toplight, paired eaves brackets separated by diamond moulds and bi-chromatic brick chimneys (one with pots). It compares to No.175 High Street. The shop front (which has been altered or reconstructed) has a high parapet concealing the gable end, timber framed shop windows and a recessed front door. The house style compares to 185 High Street.

House, 185 High Street

This is a relatively large (for Broadford) symmetrical, double-fronted late Victorian bi-chromatic brick house with a M-hip roof clad in slate (the only slate roof in Broadford) in two sections - a main roof and a lower section at the rear. Apart from the removal of the front verandah the house is very intact. Original detailing includes the tripartite windows to the main elevation (double hung windows elsewhere), front door with sidelights and highlight, eaves brackets and rendered or brick chimneys (one with pots). It compares to No.175 High Street.

Former Mill House, 208 High Street

This is a late Victorian/Federation timber house, asymmetrical in plan with a hip roof and projecting bay. There is a separate skillion verandah and one corbelled brick chimney. The window to the projecting bay has been replaced with a semi-circular window in the inter-war period. It is situated on a large allotment with a deep front setback.

House, 9 Jamieson Street

This is a double-fronted late Victorian/Federation timber house with a M-hip roof (with a secondary hip at the rear) and a separate skillion verandah. Original features include the double hung sash windows and a corbelled brick chimney to one side and another at the rear. The house appears to be in good condition and has a relatively high degree of external integrity.

House, 11 McKenzie Street

This is a double fronted brick house with a high hip roof and a separate verandah, which returns on one side (and may have been rebuilt or extended). Unlike the other houses it has a deep setback from the front and side boundaries. It appears to be in good condition and has a relatively high degree of external integrity.

House, 21 Murchison Street

HERITAGE CITATION REPORT

This is a double-fronted late Victorian/Federation timber house with a M-hip roof with a rear skillion and a separate skillion verandah with cast-iron frieze. Original decoration includes eaves brackets separated by rectangular mouldings and a corbelled brick chimney. The house appears to be in good condition and has a relatively high degree of external integrity. It compares to 27 Hamilton Street.

House, 1-3 The Parade

This is a simple double-fronted gabled cottage with a rear skillion. It is attached to rear fibro-cement clad building with a gabled and skillion roof. There is one internal brick chimney with decorative detailing (the detailing is similar to the chimneys at 1-3 The Parade). The front skillion verandah may not be original or may have been reconstructed based on an original design. The cottage appears to be in good condition and has a relatively high degree of external integrity. It compares to 42 Hamilton Street.

Comparative Analysis

An historic 1912 map of Broadford shows the extant buildings at that time, including houses. Investigation by the *Mitchell Shire Stage Two Heritage Study 2006* and the *Mitchell Shire Heritage Amendment. Review of heritage precincts 2012* identified approximately 50 surviving examples of houses shown on the 1912 map. Of these, the 2012 Study recommended that about 6-8 houses be included in either the Town Centre precinct or a new precinct in Pinniger Street. The remaining houses that are within this group were recommended for further analysis, while the balance of houses was found not to meet the threshold of local significance because they are less intact.

Early housing in Broadford was typically modest and was almost exclusively comprised of two basic types - the symmetrical double fronted house with M-hipped roof or the double fronted cottage with single or multiple transverse gable roofs. The majority of houses were constructed of timber - only four pre-1912 brick examples have been identified.

The condition and integrity of the surviving pre-1912 houses varies and it appears that none survive completely intact. Typical changes include:

- Removal and/or alteration, replacement or reconstruction of the front verandah. Few original front verandahs (29 Gavan St and 23 Murchison St, for example, appear to have original or early verandahs) survive although some have been rebuilt in a sympathetic manner.
- Replacement of windows.
- Removal of chimneys.

The houses proposed for inclusion in this group listing are the most intact surviving examples. Generally speaking, the overall form and main facade of the house remains relatively intact including the windows and entrance doorway, and they retain other original features and detailing including chimneys. External cladding and roof/verandah materials are intact or sympathetically replaced. As noted above, few houses retain original verandahs and in one case it has been removed entirely - this is 185 High Street, which is included as it is otherwise a very intact and rare example of a bi-chromatic brick house.

The places that have been excluded are more altered. Typically, the facade is less intact and does not retain original windows, chimneys have been removed, and external cladding/roof materials changed.

Statement of Significance

What is significant?

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The Broadford Pre-1912 Houses Group comprises several houses and one former shop throughout Broadford that were constructed in the late nineteenth or early twentieth century and are shown on in a map produced in 1912 showing the extent of development at that time. The buildings/features that contribute to the significance of the Group are:

- The houses at 42 Hamilton Street (excluding the rear fibro-cement clad section), 168, 185 & 208 High Street, 9 Jamieson Street, 11 McKenzie Street, 21 Murchison Street, and 1-3 The Parade (including the rear gabled section)
- The house and former shop at 175 High Street.
- Original form, detailing, materials that illustrate the style/era of each building.

The following elements are not significant:

- Post-World War Two alterations and additions to the houses including the fibro cement section at the rear of 42 Hamilton Street
- Front and side fencing.
- Post-World War Two outbuildings and structures on any site.

How is it significant?

The Broadford Pre-1912 Houses Group is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The houses are historically significant as tangible evidence of an early phase in the growth of Broadford by the early twentieth century, and particularly in the eastern section of the town, which was associated with the opening of the railway and the establishment and development of key industries, particularly the Paper Mill. As a group, they illustrate the extent of development within Broadford township at that time and the scattered pattern of the houses is typical of the ad-hoc development of country towns. (Criterion A)

The house at 208 High Street is historically significant for its associations with the establishment of the Broadford Paper Mill and for its long term use as a residence by senior employees of the company. (Criterion H)

Architecturally, the houses are representative of the modest housing erected in Broadford prior to World War I. (Criterion D)

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to heritage overlay to the extent of the the whole property as defined by the title boundaries or as specified in the Context 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BLUESTONE CULVERTS | File No | 786 |
| Address | HIGH STREET, BROADFORD KILMORE- BROADFORD ROAD, BROADFORD | Significance Level | Local |
| Place Type | Storm Water Culvert | | |
| Citation Date | 2013 | | |



Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

3. Linking communities; 3.1 Moving goods and people, and distributing information, 3.1.1 The roads and post offices

History of Sydney Road/Hume Highway

The development of the early road network was of vital importance to the early settlement of Mitchell Shire, particularly in the before the construction of the railway network, which did not commence until the early 1870s. The importance of roads was reflected in the creation of Roads Boards in the mid-nineteenth century that were the forerunners of local government authorities. As the name suggests, they were primarily concerned with the management and maintenance of the early road network.

The Broadford District Roads Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

The Kilmore-Broadford Road was once part of the Hume Highway, formerly known as the Sydney Road, which was proclaimed as a State Highway in 1925. The highway was named in honour of Hamilton Hume and broadly followed the route established by Hume and Hovell on their pioneering journey in 1824 to investigate a route from New South Wales to Port Phillip. Another track known as the Major's Line, which followed the route used by Major Mitchell in his 1836 exploration of the Port Phillip district was for some years a more popular alternative although it gradually fell from favour (Anderson, 1994:215-9).

The Sydney Road like most early tracks was merely a 'general course' along which 'travelers had many choices of track' and the biggest danger in the early days was the multitude of creek and river crossings. During the period 1837-8 improvements to the route were carried out under the direction of Assistant Surveyor General Perry and from that point onwards the track 'gradually developed into something that resembled an established route'. By the 1840s the route was close to that of the present day Hume Highway and by 1850 was recognizable as a road for most of its length (Anderson, 1994:215-9). However, while the Sydney Road was 'passable during spring and summer' in winter it was a 'quagmire full of "bogs, gluepots and stiff pinches' (Tucker, 1988:66).

In 1852 a Committee of the Legislative Council, which was appointed to inquire into the condition of the roads and bridges of Victoria recommended the construction of the Wodonga to Melbourne Road, via Kilmore, and the appointment of a Central Roads Board. These recommendations were given effect in 1853 and improvements to the Sydney Road and other key roads in Victoria began soon after (Anderson, 1994:16-21).

The Central Road Board was, however, abolished just four years later in 1857 and following that date the responsibility for the construction and maintenance of main roads was placed in the hands of local government authorities - first the District Road Boards and then Shire Councils. There was also a sharp decline in funds made available for road construction, particularly as funds were directed to railway construction (Anderson, 1994:16-21). Anderson (1994:20-21) concludes that:

In the period between the dissolution of the Central Road Board in 1857 and the creation of the Country Roads Board in

HERITAGE CITATION REPORT

1913 Victorian roads steadily deteriorated.

Despite being one of the main roads in the State the Sydney Road was also at the mercy of local Councils who 'generally grudging spending any money on a road used primarily by 'foreigners' from outside the shire' (Anderson, 1994:217). The poor condition and piecemeal approach to the construction and maintenance of the Sydney was discussed in the First Annual Report of the Country Roads Board after its formation in 1913:

There appears to be a general impression that this road was well constructed by the Government throughout its entire length of 187 miles before the establishment of local government institutions, and since then has been allowed to deteriorate. This impression is correct only to a certain extent ... Grants were apparently made from time to time for the construction of disconnected sections which had become unfit for traffic. That this was so is evident, as there are comparatively short sections of substantially formed and pitched roadway, with massive bluestone or granite bridges and culverts, while between these sections there are long stretches that have apparently been merely cleared of timber . The best section of the road is between Melbourne and Tallarook, which will only require maintaining .

The Board declared Sydney Road a Main Road in 1914 and a State Highway a decade later. In 1928 Victoria and New South Wales agreed on naming the highway after Hamilton Hume. By 1940 it was claimed that a 'dustless paved surface' had been achieved along the length of the Hume. In the 1960s work began to upgrade the road to freeway status and subsequent works saw the highway realigned to bypass all of the towns along the route. The first major realignment, bypassing the towns of Wallan, Kilmore and Broadford was commenced in 1969 and completed in 1976 (Anderson, 1994:215-9).

Place history

The exact date of these bluestone culverts is not known, but it is possible that they date from as early as the late 1850s or early 1860s when the first major improvements were made to the Sydney Road near Broadford.

As early as May 1857 the Central Road Board invited tenders for constructing ten chains of the Sydney Road near Broadford (*The Argus*, 13 May 1857, p.3). Another notice in September 1859 invited tenders for making a further 119 chains of the Sydney Road near Broadford. Then in December 1859 contractors Stewart & Kerr placed a notice seeking 'immediately, Masons, to build several large culverts etc. on Sydney Road, Broadford. (*The Argus*, 22 September 1859, p.7; 22 December 1859, p.1). It is possible that these culverts were among those constructed at that time.

The above tenders were among several reported in *The Argus* for construction of sections of the Sydney Road in the late 1850s and early 1860s. This included a bridge over the Broken River at Seymour constructed in 1862 (later replaced by an 1892 bridge that is still extant and included on the Victorian Heritage Register as H92) and a bridge constructed in 1865 over Kilmore Creek south of Kilmore (also known as Medlicot's Bridge). In 1860 tenders were invited for a toll house at Broadford and this presumably provided funds for further improvements to Sydney Road (*The Argus*, 31 October 1860, p.5).

Sources

Anderson, W.K., *Roads for the people. A history of Victoria's roads*, 1994

The Argus, editions as cited

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*, 'Broadford Pre 1912 Group Citation'

Relevant Historical Australian Themes

- 3.11.1 Regulating waterways
- 3.14.2 Using Australian materials in construction

Description

Physical Description

This place comprises two bluestone culverts under High Street (Kilmore-Broadford Road) in Broadford. One culvert is situated approximately 185 metres to the south of Pinniger Street, and the other is just to the south of the intersection with Casey Crescent, north of Dry Creek Road.

The two culverts are of similar, finely crafted design with well formed round arched openings, using tooled voussoirs, and are lined under the road with bluestone. The example near Casey Crescent also has on the south side a 3-4 metre pitcher drain, which appears to connect to a culvert under the nearby railway line.

The culverts are in good condition and have a high degree of integrity.

Comparative Analysis

As the road network within Mitchell Shire has been continually upgraded over time, much of the original infrastructure has been replaced or upgraded and little evidence remains of early road construction.

These culverts are rare examples of early road infrastructure and compare with a similar culvert in Tallarook, which is within the town centre precinct, and situated on what was once the Sydney Road/Hume Highway through that town.

Another comparison is the 1865 bluestone bridge on the Northern Highway (former Hume Highway) over Kilmore Creek south of Kilmore. This bridge is also recommended for inclusion in the heritage overlay.

They also compare to the bluestone and brick culverts found along the North-eastern Railway.

In a broader sense, the culverts are among the oldest built structures in Mitchell Shire, comparing to some of the oldest homesteads.

Statement of Significance

What is significant?

The two, bluestone culverts under the Kilmore-Broadford Road (High Street) in Broadford, constructed c.1860, are significant. One culvert is situated approximately 185 metres to the south of Pinniger Street, and the other is between the intersections with Casey Crescent and Dry Creek Road.

The two culverts are of similar, finely crafted design with well formed round arched openings, using tooled voussoirs, and are lined under the road with bluestone. The example near Casey Crescent also has on the south side a 3-4 metre pitcher drain, which appears to connect to a culvert under the nearby railway line.

How is it significant?

The bluestone culverts at Broadford are of local historic, technical and aesthetic significance to Mitchell Shire.

Why is it significant?

Historically, the culverts are believed to be among the oldest built structures within Mitchell Shire. They provide evidence of the development of the early road network, particularly the Sydney Road, which was of vital importance to the early settlement of Mitchell Shire and Victoria more generally before the construction of the railway network. The

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culverts are also historically significant as rare tangible evidence of the activities of the Roads Boards that were the forerunners of local government authorities. (Criterion A & H)

The significance of the culverts is enhanced by their rarity value. As the roads have been continually upgraded over time, little evidence remains of early road construction and these culverts are a rare example of early road infrastructure that compare with a similar culvert in Tallarook and the bluestone bridge over the Kilmore Creek south of Kilmore. (Criterion B)

Technically, as fine examples of nineteenth century bluestone culverts, which demonstrates the techniques used in the construction of road infrastructure during the nineteenth century. (Criterion F)

Aesthetically, as fine and very intact examples of bluestone culverts, which are finely crafted and well detailed. The significance is enhanced by the high degree of integrity. (Criterion E)

Recommendations 2013

External Paint Controls

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|---|
| - |
| - |
| - |
| - |
| - |
| - |
| - |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

Add culverts to heritage overlay to the extent shown on the plans in the Context Pty Ltd 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | Hume and Hovell Monument | File No | 238 |
| Address | High Street Old Market Place BROADFORD | Significance Level | Local |
| Place Type | Monument | | |
| Citation Date | 2006 | | |





Recommended **VHR - HI - PS -**
Heritage Protection

History and Historical Context

"Aron Paul, Environmental History

1.3 Hume & Hovell: Looking for overland stock routes and inland waterways.

The journey of exploration by Australian-born H. Hume and Englishman W. H. Hovell in 1824 not only provided the vanguard for European colonisation, but has also provided a record of the environment at the time of its first encounter with the Europeans. Theirs was the first significant incursion into the territory by explorers since Lt. J. Grant had confirmed the existence of Bass Strait aboard the Lady Nelson in 1800, thereby opening up a more direct route to Sydney from the Indian Ocean and providing further incentive to colonise the Port Phillip District. The eventual founding of major ports and the city of Melbourne would profoundly affect the settlement patterns of the Study Area.

Hume and Hovell were initially commissioned by Governor Bourke of New South Wales (of which the future state of Victoria then formed a part) to explore the interior for navigable Rivers and agricultural land. At the time there were also fears that if left unclaimed, regions of Australia would be occupied by the French who remained a significant colonial rival to the power of Great Britain.

Hume and Hovell's journey of exploration from the Murrumbidgee to Corio was long and difficult, and their route covered significant tracts of the Study Area (see Map) as they searched for a passable route over the Great Dividing Range. The Hume Highway is not the only landmark name associated with the journey - Mount Disappointment was so named because from its summit the explorers could see no way south through the then dense, often impassable bush land, and had thence to double back in a loop along King Parrot Creek, across to Broadford and back south along Sunday Creek to the pass where Wandong and Kilmore would later develop as key locations on the Sydney Road. Mount Bland, Sunday Creek, Mount Piper and King Parrot Creek are among other names in the Study Area associated with the journey

of exploration.

The area around what the explorers called 'the Falawn Hope or Doubtful Range' was for Hovell 'the worst country' covered in 'Cutting Grass' four to five feet high and 'Sharp as a Butcher's Knife'. Even then the potential of so harsh an environment in resource terms did not escape the Europeans' eyes, the timber of the Plenty Ranges being praised as 'superior to any' something of the specia [sic] of the Blackbutted Gum'. The presence of indigenous inhabitants was confirmed through evidence of burning off, a practice which made explorers compare parts of Australia's forests to 'an English park'. When Hume and Hovell doubled back north, they found the whole landscape ahead of them aflame. They eventually crossed the Divide at the pass near Kilmore where the Sydney Road would eventually pass, and returned back the same way on their return from Corio Bay (what would one day become Geelong).

1.4 Marking History on the Landscape: Commemorating Hume and Hovell 1924

Hume and Hovell's journey marked the natural environment not only in presaging future European colonisation. In more literal terms their route was marked out as having special historic and cultural significance to those who followed as European settlers strove to identify themselves with the new land and stake a cultural as well as economic claim to the environment. The expedition had camped at numerous locations, including King Parrot Creek, Broadford, Tempe Valley (Wallan East) and the Goulburn south of Seymour. Their journey was re-enacted one hundred years later, in 1924, with centenary celebrations. Local shires commemorated the journey with memorials at such key sites along the route, and a number of the approximately forty memorials so erected are within the bounds of Mitchell Shire, in particular taking the form of monuments at Broadford and Seymour. They were also commemorated with a bluestone memorial at the base of Mount Fraser, which the explorers had named Bland's Mount, from whence they looked down upon Port Phillip, 'as fine a country as we have ever seen in any part of the colony'.

Such monuments literally wrote the history of British exploration and settlement (as it was then understood) upon the landscape and were as such important markers both of settlement-society and culture. Their style often harked back to that of ancient monuments in the old world. These sites were also important in consolidating the mythology of exploration and pioneering that had become a celebrated part of Australia's history at the time. In 1963 the Seymour Shire commissioned a painting of 'Camp Hill' at Tallarook where Hume and Hovell crossed the Goulburn, demonstrating the importance of the 'legend' to the area's identity on the centenary of local government there."

From Environment History, Shire of Mitchell Heritage Study Stage One.

The journey of exploration by Australian-born H. Hume and Englishman W. H. Hovell in 1824 not only provided the vanguard for European colonisation, but has also provided a record of the environment at the time of its first encounter with the Europeans. Theirs was the first significant incursion into the territory by explorers since Lt. J. Grant had confirmed the existence of Bass Strait aboard the Lady Nelson in 1800, thereby opening up a more direct route to Sydney from the Indian Ocean and providing further incentive to colonise the Port Phillip District. The eventual founding of major ports and the city of Melbourne would profoundly affect the settlement patterns of the Study Area.

Hume and Hovell's journey of exploration from the Murrumbidgee to Corio was long and difficult, and their route covered significant tracts of the Study Area (see Map) as they searched for a passable route over the Great Dividing Range. The Hume Highway is not the only landmark name associated with the journey - Mount Disappointment was so named because from its summit the explorers could see no way south through the then dense, often impassable bush land, and had thence to double back in a loop along King Parrot Creek, across to Broadford and back south along Sunday Creek to the pass where Wandong and Kilmore would later develop as key locations on the Sydney Road. Mount Bland, Sunday Creek, Mount Piper and King Parrot Creek are among other names in the Study Area associated with the journey of exploration.

Hume and Hovell's journey marked the natural environment not only in presaging future European colonisation. In more literal terms their route was marked out as having special historic and cultural significance to those who followed as European settlers strove to identify themselves with the new land and stake a cultural as well as economic claim to the

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environment. The expedition had camped at numerous locations, including King Parrot Creek, Broadford, Tempe Valley (Wallan East) and the Goulburn south of Seymour. Their journey was re-enacted one hundred years later, in 1924, with centenary celebrations. Local shires commemorated the journey with memorials at such key sites along the route, and a number of the approximately forty memorials so erected are within the bounds of Mitchell Shire, in particular taking the form of monuments at Broadford and Seymour.

Such monuments literally wrote the history of British exploration and settlement (as it was then understood) upon the landscape and were as such important markers both of settlement-society and culture. Their style often harked back to that of ancient monuments in the old world. These sites were also important in consolidating the mythology of exploration and pioneering that had become a celebrated part of Australia's history at the time.

The centenary of Hume & Hovell's expedition was held at Broadford on December 13, 1924, the actual date when they reached the Sunday Creek one hundred years before.

REFERENCES

MPS, MPC

Aron Paul, Environmental History, Mitchell Shire Stage One Heritage Study Report, pp. 2-4; McDonald, E H, Country Life: A History of Broadford & District 1891-1981, Broadford, 1981, p. 39.

Relevant Historical Australian Themes

- 2.5 Promoting settlement
- 3.3 Surveying the continent

Description

Physical Description

Hume and Hovell Memorial monument. Rough-cast render.

In the market Place several memorials such as the Memorial Guns, the elegant war memorial and the Hume and Hovell memorial reinforce the public and civic character of this historically important public space.

Physical Description

Monument

Statement of Significance

The history and description that precedes this Statement of Cultural Significance is the source of the evidence for the statement below.

The Broadford Town Centre Precinct is historically significant at a LOCAL level (AHC criteria A4, H1). The significant shops, houses and community buildings along High Street are evidence of the progressive development of Broadford's centre from the latter part of the 19th Century through to the late 1950's, in response to the development of the town's important flour milling, tanning, paper milling and transport service industries.

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The park occupying the former Market place represents an important continuation of the public use of this distinctive public space, while the monuments within it are significant examples of the celebration and memorialisation of significant national historical events by a rural town community; the reaching of Sunday Creek by the Hume and Hovell Expedition in 1824, and the wars.

The Historical Park contains examples of historic buildings and objects important to an understanding of the history of the town and district and of the activities that sustained its economy.

The Broadford Town Centre Precinct is of aesthetic significance at LOCAL level (AHC criterion E1) Views to the market place both from the south-east and the west provide an important appreciation of this significant public space while views from the bridge to the Sunday Creek of riparian woodland offers a pleasing natural articulation between the two halves of the town. The width of High Street contributes to the relaxed local character of the town's centre while the modest scale of its houses and shops allows the significant churches an appropriate predominant role. Gavin Hall and its treed setting, St Matthew's Church, St George's Church and the former Methodist Church are the most architecturally accomplished buildings in the precinct.

The Broadford Town Centre Precinct is of Social significance at a LOCAL level (AHC Criterion G.1) for the continuing use of its historic market place as a civic public space in which important events have been memorialised and for its Historic Reserve open air museum which represents the efforts of members of the community to conserve and document buildings and objects of local significance at a time when there was little community or legislative support for conserving these places in situ.

Sourced by Lorraine Huddle P/L 2006

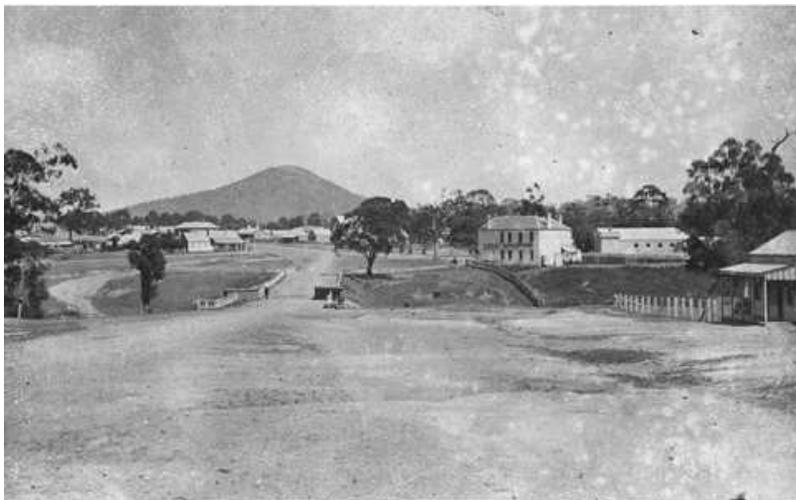
Recommendations 2006

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------|---------------------------|-------|
| Name | BROWNS HOUSE and SHOP (FORMER) | File No | 1394 |
| Address | 149 HIGH STREET, BROADFORD | Significance Level | Local |
| Place Type | House,Shop | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

History of Broadford

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

The population of Broadford grew steadily between 1880 and 1895 and by 1901 Broadford boasted 107 dwellings and a

HERITAGE CITATION REPORT

population of 250. A 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD)

Place history

The exact date of this house and former shop is not known, but it is shown in a c.1891 view of Broadford, looking west across Sunday Creek toward the town centre (Refer to second image on front page of this citation). It was owned by the Brown family and was operated as a shop and residence (Huddle, 2006:36).

Sources

Fletcher, B.J., Broadford. A regional history, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Alison Tomkins, 1912 map of Broadford

Relevant Historical Australian Themes

4.1.2 Making suburbs

4.5 Making settlements to serve rural Australia

Description

Physical Description

This is a small Victorian era weatherboard cottage/shop with a gabled roof and separate skillion verandah, which is set close to the street. Chamfered timber posts with delicately carved brackets support the verandah. The front elevation has two doorways, a double-hung sash window and a larger window that illustrate its historic dual function as a house and shop.

Statement of Significance

What is significant?

The Victorian era gabled weatherboard house and former shop, constructed by 1891 at 149 High Street, Broadford. Other buildings on the site are not significant.

How is it significant?

The house and former shop at 149 High Street, Broadford is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Historically it is significant as a rare surviving example of a building that provides tangible evidence of the early development of Broadford on the east side of Sunday Creek. It is also of architectural significance as a representative

HERITAGE CITATION REPORT

example of a nineteenth century shop and residence. (Criterion A & D)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to heritage overlay to the extent of the whole property as defined by the title boundaries.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------|---------------------------|-------|
| Name | BUSH NURSING HOSPITAL (FORMER) | File No | 473 |
| Address | 158-162 HIGH STREET, BROADFORD | Significance Level | Local |
| Place Type | Hospital | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
Georgian Revival

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns*; 5.2 *Supplying urban services*

Victorian Bush Nursing Association

The Victorian Bush Nursing Association (VBNA) was formed at meeting in Melbourne in September 1910. At the time country people had limited access to medical care of any kind and the VBNA's aim was to encourage country communities to employ a fully trained nurse to provide skilled health care, tailored to their particular needs (Priestly, 1986).

After the First World War the concept of cottage hospitals emerged so that nurses could care for greater numbers. Cottage hospitals were first promoted in the VBNA annual report of 1921-22 and the first permanent example opened in 1923 in a converted house in Cowes. In November 1923 an architect, K.F. Elliot, was employed in an honorary capacity. The first buildings constructed to his designs were nurse's accommodation, which were capable of being easily enlarged into a hospital, while the first hospitals were built by the mid-1920s (Priestly, 1986:60-2).

The activities of the VBNA were boosted in 1928 by a £32,000 endowment from the Edward Wilson Trust. Specific conditions were attached to the grant - it was to assist in the building of cottage hospitals and centres for the specific benefit of women and children and the buildings were to be in brick or other fire-resistant material. These conditions were readily accepted by the VBNA, which had 'already recognised the value of solid building materials' and had 'eliminated wood wherever possible' (Priestly, 1986:95-6).

By 1930 25 bush nursing hospitals had been established. Of these, 13 were conversions from privately-run institutions and twelve were new bush nursing foundations or conversions from existing bush nursing centres. Construction of new hospitals 'continued unabated' through the 1930s and by 1935 the fiftieth hospital was opened at Trentham (Priestly, 1986:67, 97).

The development of Bush Nursing Hospitals in the 1920s and 1930s coincided with the expansion of the Victoria's public hospital system. In 1923 Victoria's new Hospitals and Charities Board outlined its range of public hospitals envisaged for the State, which included large base hospitals in regional centres, which would be supported by a range of district hospitals, cottage hospitals and 'isolated' hospitals. However, the advantage of Bush Nursing Hospitals was their efficiency - most were smaller than would be considered viable under the public model, but still offered a high standard of care (Priestly, 1986:86-90).

Broadford township

The township of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek

HERITAGE CITATION REPORT

(including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand.

As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

Place history

A Bush Nursing centre was established at Broadford in 1927. As Broadford grew rapidly during the 1920s the need for a hospital became evident. Fundraising to convert the centre into a hospital began with the 'Back to Broadford' celebrations in 1928. Meanwhile, Kilmore began to raise money for 'community' wards at its public hospital and in 1930 a delegation tried to convince Broadford to pool its £1200 with their £2200 but the idea was rejected. It was noted that bush nursing subscribers to the north of Broadford would have been severely disadvantaged by the longer journey to Kilmore (Priestly, 1986:97).

In December 1932 the foundation for a Bush Nursing Hospital was laid by Mr White M.L.A., assisted by Mr Zwar M.L.A., a former resident of Broadford (*The Argus*).

The hospital was opened on Saturday, 11 March 1933 by the president of the VBNA, Lady Mitchell. Among the speakers were the president of Broadford Shire (Cr. G. Forbes), the honorary secretary of the central council of the VBNA (Sir James Barrett), the assistant honorary secretary (Dr. Edith Barrett) and the president of the Broadford Bush Nursing Association. Broadford was the 31st bush nursing hospital in Victoria, but such was the activity of the VBNA that it would soon be one of 37 (*The Argus*).

The building was opened 'free of debt' with the £2,250 cost met by a grant of £550 from the Edward Wilson Trust with the balance obtained by subscription and from 'entertainments in the district'. The design by honorary architect, K.F. Elliot, was 'much admired' and incorporated the experience gained in the building of 16 other hospitals for the VBNA. (*Kilmore Free Press; The Argus*)

The continuing growth of the town due to the post-war expansion of the APM mill resulted in additions to the hospital that were carried out in 1952-53 (Priestly, 1986:163).

From the 1960s onwards changing to funding arrangements, continuing improvements to roads and the further

HERITAGE CITATION REPORT

development of the public health system saw the progressive closure of many Bush Nursing hospitals and centres. While the numbers have reduced (in 2012 there were 9 bush nursing hospitals and 17 bush nursing centres in Victoria) they continue to provide a vital role in the provision of health centres particularly in rural and remote communities. (Priestly, 1986; Department of Health website)

Broadford was closed as an acute hospital in 1967 and leased as a private nursing home. When the lease expired in 1975 the decision was made to close the nursing home (Priestly, 1986:215-6). It now (2013) used as the Broadford Community Centre.

Sources

The Argus, 10 December 1932, p.10, 13 March 1933, p.6

Department of Health website www.health.vic.gov.au/privatehospitals/ [accessed 8 January 2013]

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Kilmore Free Press, 16 March 1933, p.3

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Priestly, Susan, *Bush Nursing in Victoria 1910-1985. The first 75 years*, 1986

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Description

Physical Description

The former Broadford Bush Nursing Hospital is a simple inter-war building, constructed of pressed red brick with a hip iron roof. Windows are tall double hung sash with a large concrete lintel, often with a fixed highlight window above. Some in the front elevation are arranged in pairs.

The building is in good condition and has a moderate degree of external integrity. The most visible change is the new entry porch and canopy over the driveway, which has replaced the verandah along the front elevation, and the removal of chimneys. Other alterations have been made at the rear.

The Hospital is sited at an angle to the corner with garden setbacks. A semi-circular driveway provides access to the front of the building. The grounds are enclosed by a cyclone wire fence along the two frontages. There are remnants of an early landscaping scheme, which includes a single rose of hybrid roses along the front boundary and several species of conifers.

NOTE: The Broadford & District Historical is said to hold the original plans for the building (Huddle, 2006). These have not been inspected.

Comparative Analysis

This is only Bush Nursing Hospital in Mitchell Shire. A public hospital was established at Kilmore by 1860, while the Soldiers' Memorial Hospital at Seymour began in 1920 and a new hospital built in 1959. The Kilmore Hospital retains much of its nineteenth century buildings, but cannot be directly compared to Broadford. At Seymour the 1920 and 1959 hospital have either been demolished or substantially altered.

As such, Broadford is a unique example in Mitchell Shire of a Bush Nursing Hospital. The form and design of the

HERITAGE CITATION REPORT

building compares to other Bush Nursing hospitals in other municipalities such as Mirboo North, Korumburra and Pakenham. However, many of these other hospitals have been significantly altered or demolished and Broadford is notable as relatively intact example.

Statement of Significance

What is significant?

The former Bush Nursing Hospital, designed by K.F. Elliot and opened in 1933 is significant. The landscaped setting also contributes to the significance of the place.

Non-original alterations and additions to the building, and the front fence are not significant.

How is it significant?

The former Bush Nursing Hospital at Broadford is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

It is historically and socially significant as a surviving and relatively intact example of an inter-war Bush Nursing Hospital. It demonstrates the important role played by Victorian Bush Nursing Association in the provision of healthcare in rural Victoria in the mid-twentieth century and also how the growth of Broadford due to the expansion of local industry, particularly the Paper Mill, led to the need for improved local health services. (Criteria A & H)

It has social significance as a building that has played an important role in the Broadford Community first as a hospital and local healthcare centre and now as a community centre. (Criterion G)

It is architecturally significant as a representative example of the Bush Nursing Hospitals designed by VBNA architect, K.F. Elliot. Although some alterations have been made, this building is notable as a relatively intact example, which demonstrates the simple design, constructed of brick that was typical of VBNA hospitals of the period. (Criterion D)

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to heritage overlay to the extent of the whole property as defined by the title boundary.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BRICK SPOON DRAIN | File No | 1384 |
| Address | 200-206 (adjoining) HIGH STREET, BROADFORD | Significance Level | Local |
| Place Type | Storm Water Drain | | |
| Citation Date | 2013 | | |





**Recommended
Heritage Protection**

VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

- 3. *Linking communities; 3.1 Moving goods and people, and distributing information, 3.1.1 The roads and post offices*
- 5. *Building towns*

Broadford

The town of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 29 dwellings and the population was 114 and by 1868, Bailliere's Victorian Directory described Broadford as a postal township with a police station and 'Cobb's Office' at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed (Huddle, 2006:59-65).

As the township grew the Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

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The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and by 1901 Broadford boasted 107 dwellings and a population of 250. A 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

Place history

The development of the early road network was of vital importance to the early settlement of Mitchell Shire, particularly in the before the construction of the railway network, which did not commence until the early 1870s. The importance of roads was reflected in the creation of Roads Boards in the mid-nineteenth century that were the forerunners of local government authorities. As the name suggests, they were primarily concerned with the management and maintenance of the early road network.

As noted above, the Broadford District Roads Board was proclaimed in 1869. The exact date of this brick spoon drain is not known, but it appears to date from the early twentieth century.

The properties that front the drain once formed part of 13 acres of land on the south side of Sydney Road sold in 1885 to James Ross. In 1890 the land was transferred to James MacDougall and it is believed that the house now at 206-08 High Street was constructed soon after as a residence for senior mill employees (*Broadford Courier & Reedy Creek Times*, Land Victoria, Huddle, 2006:38 - see also the Hermes place record for the Broadford Pre-1912 House Group). The houses at nos. 202-204 were constructed c.1940s also as APM staff residences.

The drain is constructed of bricks with the Glen Iris stamp. The Glen Iris Brickworks commenced operations in 1912 on a site in St Georges Road Thornbury and immediately obtained a 21 year contract to supply bricks to the Victorian Government (Lemon, 1983). A similar brick spoon drain can also be seen in a c.1914 image of Broadford reproduced in *Broadford. A regional history* (facing p.44), which shows a view looking down Gavan Street toward Murchison Street.

Sources

Broadford Courier & Reedy Creek Times, 19 June 1896, p.2 'Farewell to Mr. D. Macdougall'

Broadford & District Historical Society (BDHS) cited in Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*, p.309

Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975

Land Victoria - Vol. 1650 Fol. 927, Vol. 2774 Fol. 749

Lemon, Andrew, *The Northcote side of the river*, North Melbourne, 1983

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*, 'Broadford Pre 1912 Group Citation'

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Relevant Historical Australian Themes

4.1.2 Making suburbs

4.2 Supplying urban services-power, transport, fire prevention, roads, water, light&sewerage

Description

Physical Description

This brick lined spoon drain is situated on the south side of High Street, north of Last Street in Broadford. It runs alongside the unmade service road extending from Last Street to the front of the late Victorian house at 206-08 High Street.

As originally constructed the drain comprises a base of bricks laid across the width of the drain with gently sloped walls comprising a 'stretcher' course (i.e. laid end to end) with a 'soldier' course above. The bricks bear the trademark 'Glen Iris'. Along its length the drain has been altered in different ways for each of the properties along its length - with bluestone setts, concrete channels, pipes etc, and this would suggest that the channel pre-dates the c.1940s APM houses. Timber 'bridges' have been provided across the drain at the driveways for car access.

The condition of the drain varies, it is overgrown in parts and has been altered as noted above.

Comparative Analysis

Bluestone or brick gutters and drains such as this were once common in rural towns throughout the Shire, but have become increasingly rare as they are progressively replaced with concrete kerb and channelling. While stone was commonly used in areas where it was available, bricks began to be used once brickworks were established by the late nineteenth and early twentieth century.

The quality and workmanship displayed in the construction of the gutters varied from very carefully laid spoon or swale drains to simpler examples that comprise a single kerb stone and two or three stones laid flat in front to form the channel.

As the street network within Broadford has been continually upgraded over time, much of the original infrastructure has been replaced or upgraded and little evidence remains of early street construction. This appears to be the only early brick drain to survive in Broadford - the only other known example shown in the c.1914 image looking down Gavan Street is no longer extant (Gavan Street like many streets in Broadford now has concrete kerb and channel construction).

This brick drain also compares with the brick spoon drains in High Street, Seymour and in Main Road, Tallarook (both are recommended for inclusion in the heritage overlay as part of heritage precinct areas).

Statement of Significance

What is significant?

The brick spoon drain along the south side of High Street, extending north from the corner of Last Street to the front of nos. 206-08 High Street, in Broadford, is significant. The drain comprises a base of bricks laid across the width of the drain with gently sloped walls comprising a 'stretcher' course (i.e. laid end to end) with a 'soldier' course above. The bricks bear the trademark 'Glen Iris'.

Alterations to the drain including bluestone setts, concrete channels, pipes etc, and the timber 'bridges' across the drain at the driveways for car access are not significant.

How is it significant?

The brick spoon drain at High Street, Broadford is of local historic and technical significance to Mitchell Shire.

HERITAGE CITATION REPORT

Why is it significant?

Historically, the drain provides evidence of the development of the early development of Broadford township and as tangible evidence of the improvements made to township infrastructure by Broadford Shire Council as the township grew in the early twentieth century. (Criterion A & H)

The significance of the drain is enhanced by its rarity value. As the street network in Broadford has been continually upgraded over time, little evidence remains of early road construction and this is a rare example of a brick spoon drain. (Criterion B)

Technically, as a representative example of an early twentieth century brick drain, which demonstrates the techniques used in the construction of road infrastructure prior to World War II. (Criterion D)

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

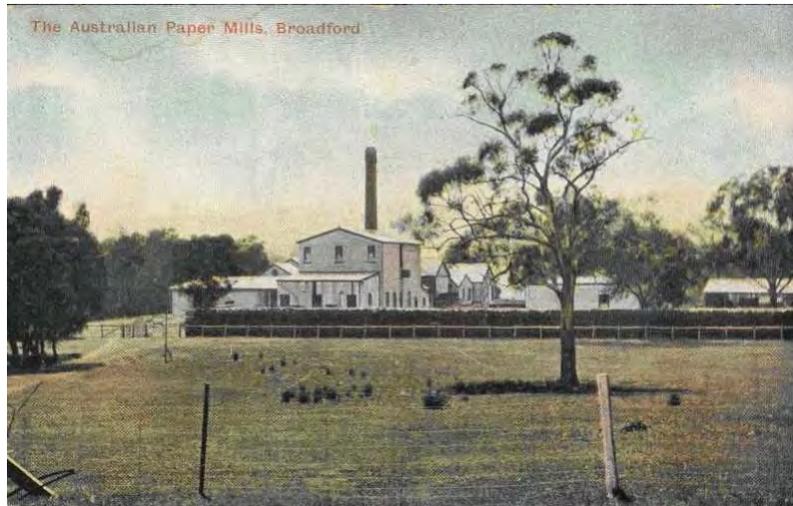
-

Other Recommendations

Add to heritage overlay.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BROADFORD PAPER MILL | File No | 471 |
| Address | 209 HIGH STREET, BROADFORD 21 LAST STREET, BROADFORD | Significance Level | Local |
| Place Type | Paper/Pulp Manufacture | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the Mitchell Shire Environmental History:

2.4 Developing secondary production, 2.4.2 Paper Mill at Broadford

Broadford

The township of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 29 dwellings and the population was 114 and by 1868, Bailliere's Victorian Directory described Broadford as a postal township with a police station and 'Cobb's Office' at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed (Huddle, 2006:59-65).

As the township grew the Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

Broadford Paper Mill

The mill served the community in a number of ways. On a small scale, the mill's hot shower, although humble, was popular with young men in the town who, with only primitive showers themselves, would visit for their weekly hot shower before weekend social events. While the steam-ship like sound of the 6am steam whistle was embedded in the identity of the town, as it called employees to work daily. Throughout its history, Rule (1990:127-129) lists the many employees who were Shire Presidents and Broadford Waterworks Trust Commissioners (Rule 1990:129).

In 1929, the mill fire brigade was formed, instigated by the new mill manager, Bill Purdie. The workers were paid two shillings for their time. The fire brigade was reformed after World War II and competed in annual competitions held by APM (Australian Paper Manufactures Company) at various mills from 1948. A fire track was laid on the mill grounds in 1950, named the 'Bill Purdie track' (Rule 1990:133).

The mill formed its own social sports teams, yet it was known that any team in town was full of people who worked at the mill, including the football and bowling clubs. During the inter-war period (to 1937), the mill's cricket team participated in the Seymour district cricket competition, and also played home matches at a reserve called 'Cow Dung Flat'. While the mill's billiard room and billiard table remained in use until at least 1990 (Rule 1990:33). In 1958, two tennis courts were constructed in the mill grounds, with the enclosure and lights installed by workers. An official opening was held the same year, with a temporary grandstand built of straw and guest tennis stars playing exhibition games. The mill formed a club and entered local competitions (Rule 1990:129).

Honour Boards for both World Wars were hung in the amenities room of the mill, listing those employees who fought and sacrificed for their community and the Commonwealth (Rule 1990:124-5). It is noted that many mill employees were members of the Broadford RSL, often holding the position of president and secretary. Since 1945, the mill manager has

HERITAGE CITATION REPORT

been invited to lay a wreath during the Anzac Day ceremonies at the Memorial Square. On Remembrance Day, 11 November, the mill steam whistle would sound and the employees would gather at the mill flag pole and observe two minutes silence (Rule 1990:126).

The mill boosted the economy of the community by providing jobs and affordable housing for mill workers, yet it was also company policy to support local projects and organisations. Substantial donations were made for the construction of the swimming pool, high school and hall, senior citizens club rooms and kindergartens, amongst other community events. Annual scholarships were granted to students of the primary and secondary schools. In 1919, the APM launched the APM welfare scheme, which provided funds to furnish a ward in the Broadford Bush Nursing Hospital, officially opened in 1933, with annual funding continuing into at least the 1970s (Rule 1990:135).

Place history

In 1862 James Maxfield erected what was 'considered to be a large flour mill for its time' on the Sunday Creek, Broadford. It was a water-powered mill that cost approximately six thousand pounds to build (Huddle, 2006:59-65). A bluestone weir was constructed across the Sunday Creek to control the water flow and provide a water supply. Remains of the weir survive in 2013.

By 1879 the flour mill was no longer operating, however, it provided a site for another mill. James Macdougall established the new paper mill, which opened in 1890. Due to technical problems, the mill did not begin production until 1891. When it opened, it was one of just three paper mills in Victoria, the others being in Melbourne and Geelong. It claimed to be the 'only strawboard mill in the British Empire'. McDougall also built a rail siding within the mill grounds for transportation, but this has since been removed. Macdougall was cousin of Douglas McDougall of the stationary and printing firm, Sands & McDougall. James Macdougall would later become a partner in his cousin's firm (Rule 1990:13-15).

In 1895 Macdougall sold the mill to Brookes & Currie of Melbourne Papers Mill, who formed (after also purchasing the mill at Fyansford) the Australian Papers Mill Co. Ltd (Rule 1990:19, 31).

In March 1911, the original mill burnt down. It was reported on locally, with the *Broadford Courier* printing the dramatic headline 'Fire!! The Strawboard Mills Destroyed', while national articles reported that 'the main building with the whole of the machinery and contents were reduced to ruins' (*Warwick Examiner and Times* [QLD], 11 Mar 1911:2). In South Australia it was noted that the 'detached buildings escaped destruction' (*Advertiser*, 6 Mar 1911:10). Local businesses relied heavily on the demand generated by the mill, and Rule (1990:28) suggests that there would have been considerable relief when the Australian Paper Mill decided to rebuild. The *Broadford Courier* reported on the divided opinions, upon the decision to rebuild the mill. Those that lived down-stream of the mill - in places such as Tallarook - and had suffered from effluent pollution in Sunday Creek did not express the positivity of those that rejoiced about the ensured jobs and promise of prosperity for the community. The majority of townspeople were also looking forward to reaping the benefits of the new technology being installed, including the several electric street lights to be run from the mill's new generator (Rule 1990:38). From c1924, the mill provided an electricity supply for both the street lighting and domestic service, under an agreement with the Council (Savill 1974:15). The mill eventually supplied the entire town with electricity until 1949 (Rule 1990:38).

Re-construction of the mill began just six months later in September of the same year. Mill workers both rebuilt and repaired the damaged buildings which remained. A majority of the buildings constructed during this period were built of corrugated iron (Rule 1990:28-32). The original mill manager's house (replaced c1970s with a new manager's house) dates to pre-1920, along with its driveway and tree plantings at the gate. The entrance to the former driveway (leading from High Street to the manager's house) is marked by a pair of mature Bunya Bunya trees (*Araucaria bidwillii*) on each side of the gate, with a pair of Chinese Weeping or Funeral Cypresses (*Chamaecyparis funebris*) behind them, all of which date from c1920.

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Production doubled during World War I, when the mill's products were in high demand (Rule 1990:28-31). A general community interest in the mill is demonstrated by an article in the *Broadford Courier* in 1915 (cited in Rule 1990:30), which wrote of the mill as 'one of the most up-to-date strawboard mills in the Commonwealth, run throughout by powerful dynamos. It has many visitors to see its workings, especially at night when it is beautifully lit up with electric light, and many speak interestingly of the pleasant hour they put in watching the making of strawboard.'. The mill's only production problem during the war was periodical water shortage, which could have been the result of a combination of natural and manmade issues (Rule 1990:30).

Prosperity at the Mill continued after World War I, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

In 1920, the Australian Papers Mill Co Ltd amalgamated with the Sydney Paper and Pulp Co. and formed the new company, Australia Paper & Pulp Mills (Rule 1990: 31). The company would later become the Australian Paper Manufacturers.

During this period, the mill's capacity grew, workforce numbers increased, and equipment was also relocated from the Fyansford Mill, which closed in 1922. The Fyansford Mill's boilers were fed with 'rag' papers that were produced for general printing and book binding purposes, and blotting paper (APM 1976:12). It was a shortage of these rags that led to Fyansford's closure in 1922, as a result of the Victorian Government banning their collection during a minor outbreak of the plague (APM 1976:12; Rule 1990:31).

Following the relocation of the Fyansford Mill's production to Broadford in 1922, the two extant brick boiler houses were constructed. A photograph of the mill taken in the 1920s, shows that the buildings had not yet been constructed but the boiler/s were in place (Rule 1990:32). It is known that in 1926, a second hand boiler was purchased as the No. 4 Boiler (Inventory 1936), to be housed in the eastern most of the two buildings, which was constructed as the No. 4 Boiler House (APM 1976:3), part of the steam plant (*Telegraph*, 24 Oct 1990). This is the oldest remaining structure at the Broadford Mill, now referred to as the Power House. By 1976, the No. 4 Boiler House also housed a compressor and switch room at the west end of the gabled sections (APM 1976:3).

From its early days, the mill manager's negotiated with Council and landowners affected by pollution (who used the water for irrigation) and Council and trialled solutions to treat the effluent before it reached the creek. One attempt in the 1920s saw the extension of settling ponds east of the mill and hundreds of basket willow trees planted on their banks. This scheme was not a success and complaints downstream continued. Later, when straw was abandoned as a raw material, the water was much easier to treat and clean (Rule 1990:44-5). The area that was to become known as 'The Willows' was removed in 1955 to make way for a new dam, Mill Lake, which remains in 2013 (Rule 1990:61). A water treatment issue of the inbound water supply (using the creek water for production) saw the establishment of a chemical laboratory, chemical softening plant and chemists at the mill from 1935 (Rule 1990:44-5).

The prosperity of the 1920s was short-lived, with the arrival of the Great Depression in the 1930s. The mill reduced production, and cut back hours and wages. In 1938, as a result of operating at a loss combined with a lack of water supply (the creek had run dry), the mill closed and director, Sir Herbert Gepp was considering closing the Broadford mill permanently (Rule 1990:31, 34, 46, 49). Sir Gepp addressed a packed public meeting one evening and explained to the mill workers and their families that with rapid manufacturing developments by the company in Melbourne, it was in the company's best interest to centralise production. He assured employees and their families that the company was investigating the possibility of starting another industry in Broadford, to prevent the town's decline (Rule 1990:46-7). The production was partly transferred to the company's large city mills in Melbourne and Sydney, and ultimately, many employees left the town (*Kilmore Free Press*, 23 Mar 1939:3). Newspapers reported on references made to the closing of

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the Broadford Paper Mill in the Legislative Council by P Inchbold, in a debate on the Slum Reclamation Bill. Inchbold said that he was informed that 'about 100 homes of workers who were being moved to other industrial centres would become valueless' (Benalla Ensign, 7 Oct 1938:3; *Argus*, 18 Aug 1938:18, 28 Sep 1938:12). In 1939, property values in the town dropped and social events were cancelled as the community felt the loss. There was an exodus of mill workers, with 80 out of 190 workers laid off, while others were transferred to other APM mills. A small crew was left at the mill to carry on the small amount of work, with just the No. 2 machine operating. In 1940, three of the eight rotary boilers were transferred to other mills (Rule 1990:47).

The onset of World War II led to a change of fortune and the mill re-opened in 1941, (*Courier-Mail*, 29 Oct 1941:10). The mill was to supply the Defence Department with large amounts of wadding, made from lightweight strawboard, declaring lightweight strawboard an essential industry (Rule 1990:22, 49).

In 1946 the company decided to upgrade the mill, under new director Mr Dunnachie. This was the largest building scheme on the mill since the 1911 reconstruction, and attributed to the national response to the post-war economic boom. A double-gabled machinery workshop clad in corrugated iron, which remains in 2013, dates to the pre-1950s development and may have been built during this period, or earlier. In addition, a total of 28 new houses for employees were constructed to rent or buy, at low deposits and repayments. Many families still in Broadford are grateful for the generous scheme that allowed them to buy houses with such ease (Rule 1990:54, 114). The exact location of these houses is not known.

The mill was again in full production after its rejuvenation in the 1940s, which directly influenced the town's economic situation and optimism. It remained a major contributor to the development of Broadford for most of the twentieth century (Rule 1990:22, 55-6).

The connection of SEC power ensured the mill's future. In 1955, a new dam, Mill Lake, was constructed to remedy the mill's long-standing water shortage problem (Rule 1990:58, 61). In 1958, two tennis courts were constructed in the mill grounds with an official opening event (Rule 1990:129).

In the 1970s the mill complex underwent further changes. A cream-brick administration building was constructed while the original mill manager's house at the corner of High Street and Last Street was demolished and replaced with a new manager's house. Two other houses for staff were also constructed around this time, as well as the timber staff amenities building. These 1970s buildings remain in 2013.

The garden around the administration building dates to the mid-twentieth century and is typical of industrial 'reception' gardens. The garden contains lawn and specimen trees (two Pin Oaks and a Eucalypt) dating to c1960-70, with a path flanked by rows of Hybrid Tea roses. There is also a Liquidambar near the timber amenities building. Other plantings during this period (c1960-70) separated the mill complex into industrial, residential and recreational zones. A row of Monterey Pines (*pinus radiata*) extends from High Street, separating the recreational zone (tennis courts) from the factory buildings, while a row of Cypress divides the manager's house and garden. The garden surrounding the manager's house contains boundary plantings and a few specimen trees (c1970s). Conifers were also planted along the High Street boundary.

In 1997 the decision was made by Amcor (a successor company to APM) to close the Paper Mill and most of the machinery was sold for scrap metal. A number of objects from the mill were donated to the Broadford Historical Society, including the straw boiler that was relocated to the Broadford Historical Reserve. In 2003, the land on which the manager's house was subdivided and sold to a private owner (M. Osborne, pers. comm., 22 Jan 2013). Lots created at that time include 21 Last Street and 201, 203 and 205 High Street. In 2006 the Paper Mill operated as a manufacturer of recycled board (Huddle 2006:53). In 2013, timber pallets are manufactured at the complex (M. Osborne, pers. comm., 22 Jan 2013).

HERITAGE CITATION REPORT

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Other newspaper sources (cited in the Miles Lewis Australian Architectural Index):

Kilmore Advertiser 12/10/1889. A start made on proposed paper factory at Broadford for Messrs. Sands & McDougall Limited. Tenders invited for pulling down old flour mill.
Kilmore Advertiser 19/7/1890. Paper Mill at Broadford - machinery in place.
Kilmore Advertiser 1/11/1890. Opening of Broadford Coffee Palace and the new straw mill.
Kilmore Advertiser 20/1/1894. Coal instead of wood to be used at Broadford Paper Mill.
Kilmore Advertiser 18/12/1920. Fire at the Broadford Mill. There was one 10 years ago also. Richard Speight Jnr - Tenders wanted for erection of mill at Broadford. *Building, Engineering & Mining Journal* 16/11/1889 s.p. 3
Richard Speight Jnr - acceptance of tender - erection of wood and iron mill, Broadford. *Australasian Builder and Contractor's News*, 14/12/1889 p. 585. MLI

Relevant Historical Australian Themes

3.13 Developing an Australian manufacturing capacity
4.5 Making settlements to serve rural Australia

Description

Physical Description

The Broadford Paper Mill is an extensive industrial complex situated between Sunday Creek and the Broadford Kilmore Road. There is an industrial and a residential component to the site, with a manger's house and two other company houses once forming part of the complex.

The industrial elements comprise a brick building (the Power House) and a number of corrugated iron industrial sheds. Small buildings include a brick administration building located towards the front of the site and a timber staff amenities building situated behind this. Much of the factory site has been redeveloped, re-roofed and re-clad throughout the twentieth century, however, the earliest buildings are the Power House, a wing to the west of the main complex and a small corrugated iron machinery workshop building.

To the rear of the site along Sunday Creek there are the remains of weirs to control the flow and collection of water from the creek. In the early operation of the Mill water was drawn from the creek, however as it was an unreliable supply, a mill lake was constructed on the south side of the Broadford Kilmore Road. The mill lake is still extant and holds water. There is apparently some evidence of McDougall's rail siding within the grounds of the mill complex, but the rails have been removed, and an inspection did not locate any extant remains.

As the oldest remaining structure, the 1926 brick building (the Power House) is a large building of 2-3 stories in height, comprising a double gable form with sheer walls of red brick and corrugated iron and small window openings. It has been altered through the addition of a brick flat roofed structure in front, and a corrugated iron gable roofed shed. The Power House chimney has been removed and none of the original machinery remains.

The wing at the west of the mill appears older than most of the complex, having a smaller roof span and multi-paned steel-framed industrial windows and is clad in vertical corrugated iron. The machinery workshop is a small double gabled corrugated iron clad shed with a variety of openings, including several multi-paned steel windows. A number of the openings have been altered, however this building still largely dates from the pre 1950s era of development.

The mid twentieth century garden surrounding the 1970s cream brick administration building is typical of industrial 'reception' gardens, with an area of closely mown lawn dotted with specimen trees (in this case two Pin Oaks and a Eucalypt) dating from c1960-1970. The clearly defined path to the building is planted with Hybrid Tea roses. The large Liquidambar adjacent to the timber amenities building and the large Eucalypt are good specimens.

The staff amenities block comprises a c.1970s timber building with an area of lawn to the south.

Plantings survive of the separation of the complex into 'industrial' 'recreational' and 'residential'. A single row plantation (c. 1960?) of Monterey Pines (*pinus radiata*) extends from High Street dividing the 'recreational' area (tennis court, tennis house, lawn area, toilets) from the industrial factory site. A row of Cypress (c.1960-1970) divides this space from the manager's residence and garden. Plantings of conifers extend along the High Street boundary.

The entrance to a former driveway, leading from High Street to the (former) manager's house, is marked by a pair of mature Bunya Bunya (*Araucaria bidwillii*) flanking the driveway entrance and the pair of Chinese Weeping or Funeral Cyresses (*Chamaecyparis funebris*) behind the Bunyas, appear to date from c. 1920. The driveway passes a tennis pavilion that is designed as a hexagon with timber latticed panels above fibre cement sheet panels below. The hexagonal timber lattice tennis pavilion looks over two tennis courts once used for Mill social activity.

The current manager's house, built on the site of the earlier manager's house, was constructed in the 1970s. The garden surrounding the house contains boundary plantings and a few specimen trees, but little of a nineteenth century garden remains. The manager's house and two other residences have been subdivided from the mill site and sold. Objects and machinery relating to the mill's early operation have been sold or donated to the Broadford Historical Society.

Comparative Analysis

In Seymour the advent of railways spurred a rail based production and service industry, introducing an industrial element into the Shire. Other industries included those of clay pits for brick production. The Albion Mill at Kilmore, built in 1856 operated as a flour mill and was one of three mills that processed grain. Other small-scale industry was that of the Broadford Dairy Company, and there were three local timber mills in the region. The butter factory at Kilmore (formerly the Gaol) was also an industry centred on primary production. The tannery at Broadford is no longer extant.

Other large industrial complexes in Mitchell Shire includes the former Ansett knitting mills and Woolcord in Seymour,

however this is a much later industrial complex dating from the 1940s. The Broadford Paper Mill is the most extensive and oldest industrial complex in the region. The Broadford Paper Mill is also notable for the tennis courts and pavilion, which demonstrate the practice during the twentieth century of large companies providing recreational facilities for workers.

Outside of Mitchell Shire, another comparison is the former APM Paper Mill at Fyansford, which retains many more of its early buildings and a water race, when compared with Broadford.

Statement of Significance

What is significant?

The Broadford Paper Mill, at 209 High Street and 21 Last Street, Broadford, comprising the following elements, is significant:

- Remains of c.1860s stone weirs along Sunday Creek
- Power House: brick building constructed in 1926.
- Pair of Bunya Bunya pines (*Araucaria bidwillii*), pair of Chinese Weeping or Funeral Cypresses (*Chamaecyparis funebris*), the driveway to the former manager's house and former tennis pavilion at 21 Last Street (formerly part of Mill site).

The remainder of the site comprises buildings and plantings from the 1950s or later and these are not significant.

How is it significant?

The Broadford Paper Mill is of local historical, aesthetic and social significance to Mitchell Shire.

Why is it significant?

The Broadford Paper Mill is historically connected to the economic fortunes of Broadford. Through its origins as a flour mill from 1862, and its evolution to a paper mill from 1890 onwards, it has been a major employer and driver of the economy of the region. The mill also contributed to the town of Broadford through the supply of mill housing, and recreational and social activities. (Criterion A)

The mill has also reflected times of general boom and bust in the wider economy, retracting during the Great Depression of the 1930s, before major expansion during World War I and World War II, when contracts with the Defence Department boosted production. Once touted as the only strawboard mill in the southern hemisphere, the Broadford Paper Mill has adapted its output and production to suit changing requirements. It is historically significant as a precursor of the large Australian Paper Manufactures Company (APM), formerly the Australian Paper & Pulp Mills following amalgamation of the Broadford Mill with that of Fyansford (near Geelong). (Criterion A)

The Broadford Paper Mill has rarity value as one of two nineteenth century paper mills in the state, together with that of Fyansford. (Criterion B)

The Power House, a red brick double gabled building, has historic and aesthetic significance as the earliest extant building, dating to 1926. It has lost some of its integrity through the removal of the chimney and the additions around it, including to the front, however it is the most tangible reminder of the earlier mill buildings. (Criteria A & E)

The driveway layout to the manager's house (now replaced by a 1970s house), and pair of Bunya Bunya (*Araucaria bidwillii*) flanking the driveway entrance and the pair of Chinese Weeping or Funeral Cypresses (*Chamaecyparis funebris*) behind the Bunyas represent part of the surviving original setting of the manager's house and have aesthetic significance. (Criterion E)

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The tennis pavilion has historic significance as evidence of the practice during the twentieth century of large companies providing recreational facilities for workers. It has aesthetic significance for its hexagonal form with timber lattice panels in a treed setting, which contributes to the picturesque qualities of the site. (Criteria A & E)

The remains of stone weirs along Sunday Creek are historically significant and archaeologically significant as the earliest surviving features at the site and the only remnant of the flour mill that preceded the paper mill. The remnants of the weirs have potential to provide further information about the processes used in both the flour and paper mill industries. The remains of McDougall's rail siding may have some archaeological significance as evidence of the layout of the rail spur that once led to the Mill. (Criteria A & C)

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes Mature Bunya Bunya pines and Cypress

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to heritage overlay as specified in the extent map in the Context 2013 Heritage Study Review.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | OUR LADY HELP OF CHRISTIANS CATHOLIC CHURCH | File No | 339 |
| Address | THE PARADE, BROADFORD 2 MCKENZIE STREET, BROADFORD | Significance Level | Local |
| Place Type | Church, Tree | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection **VHR - HI - PS Yes**

Designer / Architect Kempson & Conolly

Architectural Style

Federation/Edwardian Period
(1902-c.1918) Carpenter Gothic

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6. Developing cultural life; 6.3 Worshipping

Hotels and markets were the early focus of cultural life, after the encampments of the overlanders and shepherds, many of whom had lived solitary existences. To an extent this focus continued, but simultaneously spread as other buildings and institutions were created. The mid nineteenth century, around 1850 stands out as the point when such changes began, though the gold rushes affected culture in many contradictory ways, unsettling society but generating great wealth for its projects. Of particular importance was the influence of growing numbers of women (Mitchell Shire Environmental History, 2006:68).

Before the construction of churches, hotels, which were the centre of social life, also hosted the itinerant preachers who toured the colonies, particularly during the gold rushes. As population and expectations rose, in particular mid century with the gold rushes, churches of stone replaced wooden structures. The prominence and cost of churches were testimony to their centrality in spiritual, social and cultural terms. They were associated with other social and political groups, community service and the provision of education - associations that in many cases continue to the present day. This importance was recognised by government, which granted reserves of land specifically for the construction of churches, church schoolhouses and clergymen's residences in the early 1850s. At this time it was widely held that the mission of the British Empire was not merely one of commerce and 'civilisation', but of Christianisation. In this way the area's early churches link Mitchell Shire to the broader impulses driving the imperial pioneering age. Religion, in its various forms, was central to the cultural identification of the people (Mitchell Shire Environmental History, 2006:72).

Churches were the mainstay of social life, particularly for women and children. Churches were not only bound up in the theme of worship and spirituality but moreover of the marking of the phases of life, from baptism to marriage and burial (Mitchell Shire Environmental History, 2006:72).

Kilmore was among the early areas to be created a separate mission from Melbourne by the Catholic bishop, in 1848, and the first Catholic priest was from Tipperary, Rev. Charles Clarke, who also involved himself in establishing the church school listed in 1851. The original St. Patrick (Mitchell Shire Environmental History, 2006:73).

Place history

Our Lady Help of Christians Catholic Church at Broadford was opened in January 1907 by Dean Phelan, standing in for Archbishop Carr, who was unable to attend. The church, which was designed by Kempson & Connelly and constructed by Mr Jas Olsen was described as *Broadford Courier*. A newspaper article went on to explain that:

Though the building does not contain any of those splashes of artistic finish about it as is seen on many church edifices nowadays, nevertheless it presents a very imposing spectacle.

HERITAGE CITATION REPORT

The building as originally constructed was of a simple design comprising a gabled section containing the nave and a small sanctuary under a separate skillion roof at the north end. A small front porch was added soon after. In 1936 the sanctuary was rebuilt and enlarged under a gabled roof and a vestry added to one side. The 1936 additions were carried out by local builders and contractors, McDougall Bros. The enlarged church was opened in September 1936 (PROV).

The 1907 church replaced the original church, which was opened in March 1882 and destroyed in bush fires of 1906 (*Yea Chronicle, Kilmore Free Press*). However, it was not constructed on the original site

An odd incident happened at the old church in 1903 when Leonard Radford, a local boy aged 15, destroyed the interior of the church with a broom after entering the church intending to secure the contents of the offertory box. Rather than returning home he ran to the home of his Aunt, claiming that, when passing the church, he had been chased by a ghost. He was charged with sacrilege. The incident was reported in newspapers throughout the country (*Kalgoorlie Western Argus*).

Sources

The Argus, 9 August 1881, Tender notice for erection of R.C. Church, Broadford

The Broadford Courier and Reedy Creek Times, Thursday 1 February 1906, p.3; Friday 11 January, 1907

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two: Environmental History*, 2006

Public Record Office of Victoria (PROV) VPRS 7882/P1 Unit 618

Kalgoorlie Western Argus, Tuesday 22 December 1903, p.34

Kilmore Free Press, Thursday 23 March, 1882, p.2

Yea Chronicle, Thursday 1 February 1906, p.3

Description

Physical Description

Our Lady Help of Christians is a simple Federation era Carpenter Gothic Church. The church is very plain with minimal decoration. A metal cross is affixed to the apex of the roof at the south end, which also has timber detailing in the gable and a large circular 'Rose window'. The tall rectangular windows in the side walls contain coloured glass, while there are pointed Gothic windows in the sanctuary at the north end.

The church is in fair condition externally (it was not inspected internally) and has a moderate degree of external integrity. The small gabled entry porch at the south end has been replaced by a flat roofed addition.

The church is set within an open yard. Mature plantings include a Cedar, which is in poor condition, adjacent to the west boundary.

Comparative Analysis

Among the first public buildings constructed in Broadford were churches. The first stage of the present St Matthew's Anglican Church is believed to date from c.1860 with later additions, while the present St George's Presbyterian Church (1912) and Uniting Church (1957) both replaced earlier churches dating from the 1860s. Our Lady Help of Christians is now the second oldest church in Broadford.

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Architecturally, Our Lady Help of Christians is typical of the simple Carpenter Gothic churches erected in the nineteenth and twentieth centuries in rural areas, particularly in smaller towns that are not the parish centres.

It does not compare directly with any of the other churches in Broadford, which are in different styles, but is comparable with the c.1904 Gavan Hall, the Carpenter Gothic church hall for St Matthew's Anglican Church. It also compares with the earlier St Stephen's Anglican Church (dating from 1883) at Tallarook and the Anglican Church of the Transfiguration at Pyalong (dating from 1914).

Other Catholic churches in the Shire are either much earlier and constructed of bluestone (e.g. Wallan, Tallarook) or larger churches in the parish centres (e.g. Kilmore, Seymour).

Statement of Significance

What is significant?

Our Lady Help of Christians, as designed by Kempson & Connelly and opened in January 1907 and the 1936 additions of the sanctuary and vestry, at 2 McKenzie Street, Broadford is significant. The simple form, detailing and materials and siting of the Carpenter Gothic style church contribute to its significance.

The front porch and other alterations and additions to the church are not significant.

How is it significant?

Our Lady Help of Christians, Broadford is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

Our Lady Help of Christians is historically and socially significant as the centre of Catholic worship in Broadford for over 100 years. This church, which was erected on a new site in the eastern section of Broadford, is also associated with the growth of the town in the area closer to the Paper Mill in the early twentieth century. (Criteria A & G)

Architecturally, the church is representative of the relatively modest timber churches erected in rural areas outside of the Parish centres. (Criterion D)

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

HERITAGE CITATION REPORT

Add to the heritage overlay to the extent as described in the Context 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------|---------------------------|-------|
| Name | TOORANGA VALE FARMHOUSE | File No | 1756 |
| Address | COMPLEX 110 PIPER STREET, | Significance Level | Local |
| Place Type | Homestead building,Shed | | |
| Citation Date | 2006 | | |



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| Recommended Heritage Protection | VHR - HI - PS Yes |
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|----------------------------|------------------------------|
| Architectural Style | Victorian Period (1851-1901) |
|----------------------------|------------------------------|

History and Historical Context

"Tooranga Vale" is located on the north side of Dry Creek on Crown Allotment 24 in the Parish of Broadford. The allotment was first purchased by John Fitzgerald on August 29, 1854. Fitzgerald was born in Co. Tipperary, Ireland and was on the Electoral Roll for the first Victorian Parliamentary elections in 1856. At least six children were born to John and his wife Margaret Hoban in Broadford, and many of the family are buried in the Broadford Cemetery.

John Fitzgerald is listed as the owner and occupier of more than 900 acres and a residence in the early Rate Books for Broadford and the homestead appears on the 1912 Residential Map of Broadford.

Fitzgerald died in 1879 and his wife and children continued to run the property.

The house is said to be identical in style, materials, and plan as McKenzie's house "Glenview" on the Sugarloaf Creek Road. "Glenview" was supposedly built c. 1880 and it is presumed that Fitzgerald's "Tooranga Vale" was built about the same time. The builder was possibly Archie McDougall who erected many buildings in Broadford around the turn of the century. It is not known if the house used prior to this is extant.

HERITAGE CITATION REPORT

Local legend claims that Fitzgerald's was considered a safe house for the Kelly gang - quite possible with the family's Irish background.

In 1920 the Country Road Board purchased the quarry which was partly on Fitzgerald's and the neighbouring property. The quarry continued to operate for many years and in 1973 a concrete mix plant was installed by the then operators, Pioneer Concrete Pty, Ltd.

In 1975 the property was owned by the McKay family.

Source: Susie Zada.

REFERENCES

Alison Tomkins.

J Fitzgerald's house in 1912 map. Accessed from Piper st over the creek.

[1] Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Fletcher, B J (Ed.), Broadford : A Regional History, Lowden Publishing Co, Kilmore, 1975, pp. 12, 90; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.; Residential Map of Broadford, December 1912. Source: Broadford Historical Society Inc.; Births, Deaths & Marriages Indexes, CD-Rom.

Description

Physical Description

Red brick house with corrugated iron roof. Said to be identical in style and materials and plan as "Glenview", 769 Sugarloaf Creek Road, which is an elaborately decorated polychrome single storey brick house with bay window and encircling verandah with delicate cast iron lace.

Fitzgerald House. Fitzgerald's were considered a safe house for the Kelly's.

Recommended Management

A Conservation Management Plan is recommended for this property.

Physical Description

Building, Residential

Statement of Significance

The "Tooranga Vale" Farmhouse complex at 110 Piper street, Broadford and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the major characteristics of a small farm complex of the nineteenth century Victorian Period (1851-1901) , main house, outbuildings, associated structures and historic trees.

The "Tooranga Vale" Farmhouse complex at 110 Piper street, Broadford and its rural setting is historically significant on a LOCAL level (AHC criteria A 4, H 1). It is strongly associated with the earliest settlers on this property, the Fitzgerald family, from 1854 until at least 1912.

HERITAGE CITATION REPORT

Overall, the "Tooranga Vale" Farmhouse complex at 110 Piper street, Broadford and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BROADFORD CEMETERY | File No | 505 |
| Address | 77-89 PIPER STREET, BROADFORD | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground, Trees of social, historic or special significance, Cemetery Gates/Fences | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns*; 5.4 *Cemeteries*

Broadford

The township of Broadford is situated on land that was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 29 dwellings and the population was 114 and by 1868, Bailliere's Victorian Directory described Broadford as a postal township with a police station and 'Cobb's Office' at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed (Huddle, 2006:59-65).

As the township grew the Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and by 1901 Broadford boasted 107 dwellings and a population of 250. A 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD).

Place history

A cemetery reserve was set aside in the Broadford Township survey and the first recorded burial was in May, 1860 when David Duirs, aged 4 years, was interred (BDHS).

The original Cemetery Trust consisted of two representatives from each of the main churches in the town. In 1957 the Salvation Army nominated a representative. When it became difficult maintaining representatives from the churches the trust looked to the wider community for replacements (BDHS).

HERITAGE CITATION REPORT

Typically, the cemetery contains the remains of many notable district pioneers such as Charles and William Lloyd who were owners of the award winning Lloyd Bros Tannery at Dry Creek, Emily Gavan who was a pioneer farmer and for whom the Gavan Hall at St Matthews is named, and John and Mary Whiteman who were among the first to select and farm land at Sunday Creek. The cemetery also contains the grave of Rita Jones an 8 year old girl whose mutilated remains were found dumped behind the old Sunday Creek Butchers in 1899. An itinerant worker was hung for her murder in March 1900 (BDHS).

The cemetery remains in use today under the care of the trust. Unfortunately, the original records have been lost except for a minute book started in 1938 and two old maps (BDHS). In recognition of its history a self-guided

Sources

Broadford & District Historical Society (BDHS),
Fletcher, B.J., *Broadford. A regional history*, Kilmore, 1975
Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*,
Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Historical notes from *Mitchell Shire Stage 2 Heritage Study* (2006):

Broadford Cemetery: Gravestone Inscriptions and Known Interments 1863-1996 - James and Valerie Charnock, compilers. 1997. This large project is indexed and cross referenced. The authors advertised for known interments that did not have gravestones with some success and these have been included in the index.

http://www.ozgenonline.com/aust_cemeteries/vic/mitchell/broadford.htm

http://www.australianwargraves.org/vic_cems_ww1.html

Location of Australian War Graves in VICTORIA

NB: Please note that the number of commemorations next to the cemetery name is the total commemorations for that cemetery. Many cemeteries contain both WWI and WWII graves and memorial commemorations. (*) - indicates cemetery containing WWII graves also.

BROADFORD CEMETERY 1 by Noel & Sandra Harman May 2004

Relevant Historical Australian Themes

8.6.2 Maintaining religious traditions and ceremonies

9.7.1 Dealing with human remains

9.7.2 Mourning the dead

9.7.3 Remembering the dead

Description

Physical Description

Broadford Cemetery is situated at the eastern end of Piper Street with the entrance opposite Murchison Street. The cemetery is formally laid out on either side of a central pathway running north-south through the centre of the site. Other pathways divide the cemetery into sections including the traditional denominational area, as was typical of nineteenth century cemetery design. The early graves (which are predominantly in the area to the east of the main central path) are distinguished by the marble or granite headstones, some with stone surrounds and covers with wrought or cast iron fences. The cemetery includes some fine examples of funerary memorials including those for the Lloyd family, Gavan family, Tresize family, and many others.

HERITAGE CITATION REPORT

Apart from the funerary memorials the other significant features include:

- Remnant early plantings *Araucaria bidwillii*, an 80 year old Chinese windmill palm (*Trachycarpus fortunei*, which is planted over the grave site of Aileen Folvig who died in 1924 aged 1 year), a mature Bhutan Cypress (*Cupressus*) and a line of Monterey Pines (*Pinus radiata*) along the eastern boundary. The Bunya Bunya is said to mark the historic centre of the cemetery according to the original plan. The Bunya Bunya has significant die-back although the crown still appears to be healthy. The Cypress and the Palm appear to be good health, while the condition of the pines varies.

- Traditional cast iron signs marking the denominational sections

- The front boundary fence and entrance gates, which appear to date from the inter-war period. The fence comprises cement posts with rounded heads, which support tubular steel rails (that pass through the top and bottom of the posts) with cyclone wire. The decorative entrance gates, which feature elaborate wrought iron detailing comprise a large central pair of vehicle gates supported by taller posts, which are flanked by smaller pedestrian gates on either side. The fence and gates are in very good condition and are well maintained.

Other landscaping includes standard and bush roses in the bed adjacent to the front fence to the left of the entrance gates, while the bed to the right contains semi-mature *Prunus* species. These plantings appear to date from the post-World War II period. The concrete paths also appear to be post-World War II.

Comparative Analysis

Broadford Cemetery is a typical nineteenth century cemetery. It is notable for its picturesque elements, which include the ornamental entry gates and fence, the collection of funerary monuments, and the remnant mature plantings. The use of conifers as key planting elements is also expressive of nineteenth century attitudes towards death and mourning. It compares with Wallan Cemetery, Kilmore Cemetery and Pyalong Cemetery.

Statement of Significance

What is significant?

Broadford Cemetery, 77-89 Piper Street, Broadford is significant. The significant elements are:

- The layout of the cemetery including the general position of pathways (but not the materials)
- The early headstones and funerary memorials including cast iron fences and stone grave surrounds, particularly those dating from prior to World War I
- Cast iron signs marking the denominational areas.
- Remnant early plantings comprising the Bunya Bunya Pine (*Araucaria bidwillii*), Chinese windmill palm (*Trachycarpus fortunei* - planted over the grave site of Aileen Folvig), a mature Bhutan Cypress (*Cupressus torulosa*) and a line of Monterey Pines (*Pinus radiata*) along the eastern boundary.
- The post and cyclone wire front fence and ornamental entry gates

The perimeter fencing to the side and rear boundaries, and recently constructed signage and information boards are not significant. Although the position of the pathways is significant as part of the layout, the use of concrete is not significant.

How is it significant?

HERITAGE CITATION REPORT

Broadford Cemetery is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Broadford Cemetery is historically and socially significant for its representation of burial practices, religious affiliations, values and tastes during the nineteenth and early twentieth centuries. First set aside in 1857 it is one of the oldest cemeteries in Mitchell Shire and is strongly associated with the continual development and community of the town and district of Broadford for over 150 years. Typical of country towns the names in the list of burials include early pioneers and settlers and multiple generations of families who settled in the region. (Criterion A & G)

Broadford Cemetery is historically and aesthetically significant as a representative example of a nineteenth century cemetery, which is notable for its picturesque elements including the ornamental entry gates and fence, the collection of funerary monuments, and the remnant mature plantings. The use of conifers as key planting elements is also expressive of nineteenth century attitudes towards death and mourning. (Criterion D & E)

Recommendations 2013

External Paint Controls

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| - |
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Internal Alteration Controls

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| - |
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Tree Controls

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| Yes Trees as specified in the statement of significance. |
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Fences & Outbuildings

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| - |
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Prohibited Uses May Be Permitted

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| - |
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Incorporated Plan

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| - |
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Aboriginal Heritage Place

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| - |
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HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BROADFORD PRIMARY SCHOOL NO.1125 | File No | 1339 |
| Address | GAVAN STREET BROADFORD SNODGRASS STREET, BROADFORD 17-23 POWLETT STREET, BROADFORD | Significance Level | Local |
| Place Type | School - State (public) | | |
| Citation Date | 2012 | | |





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

History of Broadford

The township of Broadford in the Parish of Broadford, comprised land which was part of the Mount Piper pastoral run first held by Col. Henry John White in 1840. The town was surveyed and gazetted in 1854, after which quarter acre town allotments were sold for £2 each. Although the original Melbourne to Sydney track did not go through Broadford, by the 1850s, the mail coaches were using the shorter route from Kilmore through Broadford (Huddle, 2006:59-65).

Broadford developed around the farmers' market and the Sunday Creek Inn, which catered for travellers. The town grew steadily after gold was discovered nearby at Reedy Creek in 1857. In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. The number of dwellings in Broadford in that year was only 29 and the population was 114 (Huddle, 2006:59-65).

In 1868 Bailliere's Victorian Directory described Broadford as a postal township with a police station and "Cobb's Office" at the Sunday Creek Hotel. In addition to a number of farmers and labourers, a variety of occupations, trades and businesses were listed. The Broadford District Road Board was proclaimed in 1869. The board's seven elected members first met at the Sunday Creek Inn and they included Donald Ferguson, former owner of the inn, James Maxfield, flourmiller, and Henry Philbrick, a tannery proprietor. The Broadford Shire Council was proclaimed in December 1874 (Huddle, 2006:59-65).

Primary production was an important activity with wool, wheat, timber and produce being the main commodities. Two other industries, the tannery and the flour mill, also contributed to the growth of Broadford in the nineteenth century.

In 1862 James Maxfield erected what was "considered to be a large flour mill for its time" on the Sunday Creek at

HERITAGE CITATION REPORT

Broadford. It was a water-powered mill that cost approximately six thousand pounds to build and was located near the site of the present Australian Paper Manufacturers' mill. At the opposite end of the town, Henry Philbrick opened a tannery near the Dry Creek Bridge on the Sydney Road in 1868 (Huddle, 2006:59-65).

The opening of the North-eastern railway from Melbourne to Seymour by 1872 contributed to the growth of the town and no doubt influenced the decision of the Lloyd brothers, Charles Edward and Leonard Richard, to purchase and expand Philbrick's tannery in 1872. The tannery provided housing for its workers and these residences would have been located near the western end of the town. Expansion and engineering improvements resulted in a business that was considered the most "complete tanning and leather manufacturing establishment in the colonies" winning awards at the Melbourne and Paris Exhibitions and exporting a large amount of their product to London (Huddle, 2006:59-65).

By 1879 the flour mill was no longer operating however it provided a site for a another mill, originally producing strawboard, which opened on this site in 1890. This mill, which would later become known as the Australian Paper Manufacturers' mill was the major contributor to the development of Broadford for most of the twentieth century (Huddle, 2006:59-65).

The original mill burnt down in 1911, but was re-built and re-opened just six months later with innovations such as the use of electricity powered by three steam generators - surplus electricity was supplied to the town of Broadford until the Second World War. Production doubled during the First World War when the Mill's products were in high demand. Prosperity at the Mill continued after the War, as Rule (1990:31) notes:

In the decade after the war change was in the air. And, for a while in the 'roaring twenties' prosperity seemed assured as industries the world over set out to manufacture and sell goods which had been denied people in wartime. The Australian papermaking industry grew more sophisticated, and looked for economies of scale.

By 1901 Broadford boasted 107 dwellings and a population of 250 and a 1912 Residential Map of Broadford shows three concentrated areas of development: the section to the east of Sunday Creek closer to the flour mill and later paper mill; the section west of the creek and south of the railway station; and the section north of the railway line centred around the High Street and the Market Place (Huddle, 2006:59-65). As the mill expanded, so did Broadford with many new houses being constructed as mill production peaked in the 1920s and again in the 1950s, filling in many of the vacant areas shown in the 1912 map. After recording no increase between 1900 and 1910 the population of Broadford more than doubled to 650 by 1920 and 800 by 1930 (VMD)

Broadford School No.1125

Prior to 1872 education in Victoria was provided by private or church-run schools, some of which received government funding from the National Board of Education from 1851. In July 1857, following a request by Rev. William Singleton, the Church of England school at Broadford was brought under the auspices of the National School Board. School No.58 with Julius Armstrong as Head Teacher was opened and by 1858 there were 27 children on the roll and the school received 115 pounds a year from the Government, mainly for the teacher's salary (Fletcher, 1975:95).

The State took over responsibility for primary education in 1872 following the passing of the *Free, Compulsory and Secular Education Act* and subsequently began building State schools throughout Victoria. The Church of England school subsequently closed in July 1873 and John Wright the Head Teacher (HT) applied for and was appointed to the new State school, No.1125 Broadford. This was established in a new brick building thirty-six feet by 18 feet, which had accommodation for about 70 children, with a staff of three (Fletcher, 1975:95).

As enrolments increased additions were made to the 1873 building and new buildings were added. In 1877 twenty feet was added to the 1873 building to provide additional accommodate the 104 children by then on the role. By 1892 the overcrowding had become acute that the former school from Glenaroua was moved onto the site. This weatherboard building had a gallery for the infants, which was later extended and further extensions were made to the infants room in

HERITAGE CITATION REPORT

1935 and 1949. In 1953 as the upgrading of the APM Mill led to a population boom the former Kur Kurrac Rural School, a typical early twentieth century one room building, was re-erected to provide further accommodation for the infant department (Fletcher, 1975:95; *Vision & Realisation*). The Kur Kurrac School was later moved to the Historic Reserve.

Sources

Fletcher, B.J., Broadford. A regional history, Kilmore, 1975

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study 2006, Volume 4 of 5*

Rule, Andrew (ed.), *Through the mill. A history of facts, figures, fancies and photographs to mark the centenary of the Broadford Mill 1890-1990*, 1990

Victorian Municipal Directory (VMD), entries for Broadford, 1900, 1910, 1920, 1930

Vision and Realisation, Education Department of Victoria, Melbourne, 1973, Vol. 3., pp. 651-2

Relevant Historical Australian Themes

4.1.2 Making suburbs

4.5 Making settlements to serve rural Australia

Description

Physical Description

Broadford Primary School No.1125 comprises a complex of buildings spanning a one hundred year period from the establishment of the school on this site in 1877. The original 1877 building is situated adjacent to the western frontage of the school facing Powlett Street. It is constructed in brick with English-bond brickwork and has a gabled corrugated iron roof, with 5 Health Department vents along the ridge. There are five multi-paned double hung sash windows in each side elevation. Originally, there was a small gabled porch in the north elevation, but this has been replaced by a weatherboard addition linking the school to the c.1890s weatherboard school building. The large windows in the south end elevation are later alterations.

To north of the brick building, and now connected by a timber corridor is the c.1890s building and additions. It has a gable roof with projecting central gable over the original entrance to Powlett Street and a transverse gable at the southern end. The gables have half-timbering. Some original windows survive, but many have been altered. There is an early window hood over the window in the projecting gable. The building is in good condition, but has a moderate to low degree of external integrity. What appears to have been a typical one-room weatherboard school has been attached on the north-east side (As noted above, this is not the Kur Kurrac School, which was moved to another). This has multi-paned windows in the east elevation.

The early buildings on the site are surrounded to the north, south and east by post-war school buildings of typical construction.

Statement of Significance

What is significant?

Broadford Primary School No.1125 at 17-23 Powlett Street, Broadford. The following elements contribute to the significance of the place:

- The 1873 brick school building and its 1877 addition.

HERITAGE CITATION REPORT

- The c.1890s weatherboard school building, including the additions/alterations made prior to 1940.
- The weatherboard one-room school to the north-east of the c.1890s school.

Other buildings on the site are not significant.

How is it significant?

Broadford Primary School No.1125 is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

Broadford Primary School No.1125 is historically and socially significant as a place that is associated with the establishment and development of State primary education in the late nineteenth and early twentieth centuries. The 1877 school building is of particular significance as an early example of a school erected in accordance with the 1872 Act. Later additions to that building and the adjoining timber buildings illustrate the growth of Broadford by the early to mid twentieth century. (Criterion A)

Broadford Primary School No.1125 is socially significant as a place that has strong associations with the Broadford community through its continuous use as a school for over 140 years. (Criterion G)

The 1873-77 school building is architecturally significant as a rare example of a simple early school building, constructed in brick. (Criterion D)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------|---------------------------|-------|
| Name | ZWAR FARMHOUSE COMPLEX | File No | 1703 |
| Address | 20 ZWAR ROAD, BROADFORD | Significance Level | Local |
| Place Type | House, Homestead Complex, Barn | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

The Zwar house is located on Crown Allotment 20 in the Parish of Broadford. The eighty-eight acre allotment was first purchased by Michael Zwar on August 29, 1854.

Zwar was born in 1829 in Saxony and arrived on the Prubislaw at Point Henry in Victoria on February 2, 1850. During the goldrush period he made a profitable living carting supplies to the goldfields and then worked for a brickmaker in Brunswick. He married in 1853 and the following year left his wife and child in Brunswick while he purchased land and prepared a home for them in Broadford.

He built a slab hut in 1854 and the family arrived in 1855. Their property became known as Zwar's Hill and Michael operated a mixed farm with dairy, pigs, fowls and sheep. He also built a brick kiln fired by timber from trees he cleared from his land. By 1870 there were nine children in the Zwar family living in the small slab hut and by 1871 Michael had a new home built of bricks fired in the kiln on his property. The home was called "Glendale" but later was known as "The Ranch".

Michael served on the Broadford District Road Board for 2 years from 1872 and was a councillor of the Shire of Broadford 1880-83. "He was quite a shrewd man and known as a bit of a 'bush lawyer'."

HERITAGE CITATION REPORT

By 1876 he was farming 360 acres and was lauded in The Australasian for his progressive farming methods including crop rotation resulting in higher than average yields. He also ran 120 head of cattle and 20 to 30 dairy cows. Close to the homestead he planted an orchard and vineyard. At this stage the home was also referred to as "Vineyard Hill". Michael died in 1900 and was buried in the Broadford Cemetery. His son John and grandson Arnold also served as councillors in the Shire, and another son was a Member of the Legislative Assembly. His son John was one of the founders of the Broadford Dairying Company, and the family were heavily involved in community, sporting and cultural activities.

Source: Susie Zada

REFERENCES

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Fletcher, B J (Ed.), Broadford : A Regional History, Lowden Publishing Co, Kilmore, 1975, pp. 182-4; Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.; Family History of Michael Zwar, written by Kevin Zwar, website http://www.zwar-zwahr.com/ancestors_fr.htm.

Relevant Historical Australian Themes

- 3.5 Developing primary production
- 3.5.1 Grazing stock
- 5.8 Working on the land

Description

Physical Description

Victorian style single storey house, built of hand made bricks, with a steeply pitched roof and verandah clad in corrugated iron. There are several iron outbuildings and possibly remnants of the old brick kiln, orchards and vineyards.

Physical Description

Agricultural, Building, Residential

Statement of Significance

The Zwar Farmhouse Complex, Zwar Road, Broadford and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the major characteristics of a small farm complex of the nineteenth century Victorian Period (1851-1901) vernacular outbuildings, associated structures and historic trees.

The Zwar Farmhouse Complex, Zwar Road, Broadford and its rural setting is historically significant on a LOCAL level (AHC criteria A4, H1). It is strongly associated with the earliest settlers on this property, the Zwar family from 1854, served on the Roads Board in 1872, as councillors in the Shire, a Member of the Legislative Assembly, one of the founders of the Broadford Dairying Company, and the family were heavily involved in community, sporting and cultural activities.

HERITAGE CITATION REPORT

The Zwar Farmhouse Complex, Zwar Road, Broadford and its rural setting is scientifically significant on a LOCAL level (AHC criteria C2, F1) for its strong presumption of archaeological evidence particularly the hand made bricks of the house and kiln constructed in 1871.

Overall, the Zwar Farmhouse Complex, Zwar Road, Broadford and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------|---------------------------|-------|
| Name | CASTLE GLEN | File No | 1104 |
| Address | 315 UNION LANE, BYLANDS | Significance Level | Local |
| Place Type | Cottage, Tree | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

HERITAGE CITATION REPORT

The buildings at this site on Lot 108 in the Parish of Bylands. (reference to Arkell as owner deleted) The land that Castle Glen is situated on was kept together on a single title during the colonial period, until at least the late - 1950s. The *Kilmore Free Press* reported on 5 September 1957 that Castle Glen was going to be sold at auction on behalf of Kevin R Brown. When the auction was advertised, the property was leased to AJ Brown. It had a seven-bedroom brick and weatherboard homestead, cowbails, a dairy, chaff house, garage, stable, implement shed and some stockyards.

From 1923, the Kerris family lived at Castle Glen for over thirty years.²

Five members of the Kerris family, who died between 1932 and 1951, are buried in the Kilmore general cemetery. The latter, Henry Goulburn Kerris (known as Goldie), died while felling a tree. He was thirty-nine. (Reference to E. L Kerris deleted) On 25 October 1951, a clearing sale on his behalf was listed in the *Kilmore Free Press*.

Description

Physical Description

This complex consists of a brick and bluestone cottage with a weatherboard lean-to at the rear, a timber outbuilding and exotic trees. The cottage sits on a bluestone plinth, with dressed bluestone windowsills, window and door headers and angle quoins and face red-brickwork that forms the body of the walls. The simple form of the imposing symmetrical facade has a central doorway with highlight above, a single window on each side and a steeply hipped roof without eaves that is clad in short sheet, galvanised corrugated iron. There are rendered brick chimneys at each end that appear to have been altered in the twentieth century. The large timber outbuilding is connected to the rear of the cottage by a skillion structure and has a steeply hipped roof clad in short sheet, galvanised corrugated iron. There are two face brick chimneys: one is the former kitchen fireplace. Although the buildings have been neglected in recent times they are still form an important complex of farming structures dating from the nineteenth century. The unusual design of the cottage, especially the use of bluestone and brickwork, makes it an important example of a c1860 house.

Statement of Significance

This cottage and its surrounding structures are historically, aesthetically and socially significant at a LOCAL level. It is aesthetically significant for the unusual design of the cottage, especially the structural and aesthetic use of bluestone and brickwork and it is a particularly important example of a c1860 house that is enhanced by its rural setting, timber outbuilding and old exotic trees.

The historical significance of this place and the original owner have yet to be established as information provided in the 2006 citation is not confirmed by the owner. There is information provided by the Kilmore Historical Society that requires checking.

Information provided by Grahame Thom 18/6/13

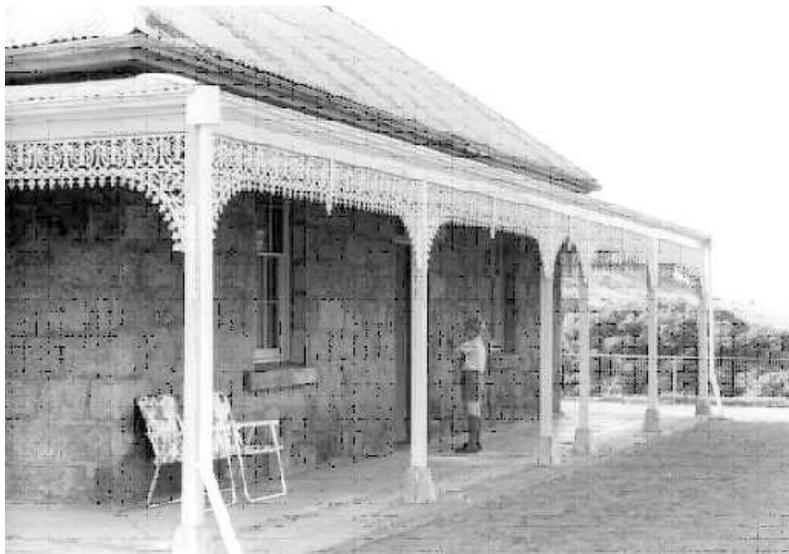
HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | Yes |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------------|---------------------------|-------|
| Name | ROCKVALE FARM COMPLEX | File No | 709 |
| Address | 85 CRAWFORDS ROAD, HIGH CAMP | Significance Level | Local |
| Place Type | Homestead Complex | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

"Rockvale" is located on the Mollison brothers' original pastoral run. In 1837 Alexander Fullerton Mollison overlanded from New South Wales with "two overseers, 49 servants, 5000 sheep, 634 cattle, 28 bullocks and 22 horses. Initially he settled on Tarringower between Mount Macedon and Mount Alexander however after he was joined by his younger brother William Thomas Mollison, he extended his holdings to the 60,000 acre Pyalong Run, No. 138, Western Port District. William occupied the Pyalong Run which he ran as a cattle station. The Mollison brothers became heavily involved in business and public affairs of the colony and became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the north east of the run and the creek running through the town was named Mollison's Creek.

The house is "built of solid granite blocks with concrete floors" and was possibly built by the Mathieson family but more likely by the Jamieson family. The timber used in the house, particularly the huge rafters, were pit-sawn. In 2004 "Rockvale" is owned by the Crawford family. Very little has been changed since the house was built except that an iron roof has replaced the original shingle roof.

The house was apparently under construction when gold was discovered at McIvor which would date it as 1852. The story is related that the owner had to pay the plasterers £1 per day to stay on the job and not desert to the goldfields. A similar problem occurred at Mollison's property however there the work was left unfinished. In 1863 J.P. Jamieson was manager of the Colonial Bank at Kilmore since 1857. Each day a "coachman drove him in state from High Camp to Kilmore to open the bank.

"Rockvale" is an old and intact example of early pastoral homesteads.

Source: Susie Zada.

REFERENCES

Billis, R V and Kenyon, A S, Pastoral Pioneers of Port Phillip, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 267-8; Australian Dictionary of Biography, Melbourne, vol. 2. pp. 243-4; Sayers, C E (Ed.), Letters from Victorian Pioneers, Lloyd O'Neil Pty Ltd, South Yarra, 1983, pp. 255-60; Pyalong: A Brief History, Back-To Pyalong Committee, Pyalong, 1968, pp. 4-8; Spreadborough, Robert & Anderson, Hugh, Victorian Squatters, Red Rooster Press, Ascot Vale, 1983; Pyalong Run, 1862. Source: State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche); Kilmore Free Press, January 8, 1948 and Kilmore Examiner July 30, 1863 in Kilmore Free Press. Source: Extracts from Kilmore newspapers, Heather Knight; Information provided by the Kilmore Historical Society Inc.

Relevant Historical Australian Themes

- 3.5 Developing primary production
- 3.9 Farming for commercial profit

Description

Physical Description

The elegant and restrained symmetrical design is typical of the Georgian style. However its construction is fairly unique. It is a single storey steeply pitched hipped roof is constructed of pit-sawn rafters, a timber shingle roof, but covered with short sheet galvanised iron soon after that material became commercially available. The walls are constructed of hand-hewn solid granite blocks and granite flagstones appear to have been used for the verandah floor and possibly the internal floor as well.

A hipped verandah, covered in galvanised corrugated iron may have been added later, certainly, the cast iron brackets and valence are a later addition, possibly c1870s.

Recommended Management

A Conservation Management Plan is recommended for this site. Interior controls are recommended.

Comparative Analysis

"Rockvale" is an old and intact example of early pastoral homesteads.

Statement of Significance

The "Rockvale" homestead, Crawfords Road, High Camp and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a very early c1851-2 nineteenth century Victorian Period (1851-1901) Georgian house which is constructed of solid granite, with pit-sawn rafters supporting a shingle roof now covered in galvanised corrugated iron.

The "Rockvale" homestead, Crawfords Road, High Camp and its rural setting is historically significant on a LOCAL level (AHC criteria A4, H1). It is located on the Mollison brothers original pastoral run and was under construction when gold was discovered at Mclvor. It remains as one of the earliest surviving intact pastoral era homesteads in the shire.

The "Rockvale" homestead, Crawfords Road, High Camp and its rural setting is scientifically significant on a LOCAL level (AHC criteria C2w, F1) for the rare and early 1850s construction of hand hewn solid granite block walls and pit-sawn rafters.

Overall, "Rockvale" homestead, Crawfords Road, High Camp and its rural setting is culturally significant at a LOCAL level.

HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Kilmore Society | File No | 1844 |
| Address | ALFRED STREET KILMORE 4 SOCIETY STREET KILMORE 46-64 VICTORIA PARADE KILMORE 47-63 & 52-58 ALBERT STREET KILMORE 49 UNION STREET KILMORE 57-69 & 60-68 FITZROY STREET KILMORE | Significance Level | Local |
| Place Type | Residential Precinct | | |
| Citation Date | 2012 | | |





Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

Rutledge's Special Survey

The Kilmore Society Precinct, in the Parish of Willowmavin, is on land which formed part the border between F A Powlett and W P Green's pastoral run of Moranding, taken up in 1838, and H H and W Jones' pastoral run of Pontesford (also spelt Pontisford) that they took up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but discontinued in 1841. In June 1841 T H Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

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From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

Kilmore had the advantage of being on the main Melbourne to Sydney road. It was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s".

Society precinct

The Society Precinct is located in the Private Town of Kilmore, Sections 11, 14 and 19, in the Parish of Willowmavin, part of Rutledge's Special Survey. The 1855 Plan of the Old Township of Kilmore shows buildings fronting both Albert and Fitzroy Street in the Society Precinct. On the western side of Albert Street between Union and Gipps Streets (corresponding to numbers 51-55 Albert Street), is the "Market Reserve". 'Market Commissioners' (including Andrew Caldwell, Frederick Beaven, W J Pierce and Alfred Sugden) were appointed in 1856, and a weekly general produce and agricultural market on the Market Reserve commenced. The *Examiner and Kilmore and McIvor Weekly Journal* reported "It ought to be no small source of pride to the inhabitants of Kilmore, that it is the first inland town in Victoria in which a public market has been established".

The Total Abstinence Society formed in 1850 was Kilmore's first public body. It met weekly in a hall rented from John Griffiths opposite the Market Reserve in Albert Street. Alfred Sugden, who owned a Kilmore tannery in partnership with Joseph Biddle, was the Society's Secretary in late 1850, and Biddle was a founding member.

In November 1853 John Griffiths, the hall's owner, finalised his purchase of John Lamb's allotments 1, 2, 3, 4 and 8 in Section 14 of Rutledge's Survey. (Titles Off. Mem. 4/441; the name on Kilmore Township plans of this date was misspelt as Griffeth). Lamb was a member of the Sydney syndicate that purchased Rutledge's Survey in 1843, and had apparently allowed Griffiths to erect the hall and other buildings on the land which was over 3 acres and bounded by Albert, Union, and Fitzroy Streets. Within a month of Griffith's purchase it was subdivided into 42 small allotments and sold to Kilmore businessmen Alfred Sugden and Joseph Biddle. The subdivision incorporated two new roads, Society and Alfred Streets. The Abstinence Society's Hall now stood on the corner of Albert and Society Streets. Sugden and Biddle commenced selling their allotments in January 1854. Most sales were finalised by 1873. Many buyers purchased two or more adjacent lots so not all blocks were built on.

The 1866 Street Directory for Kilmore lists residents and their occupations by street. Those listed in the Society Precinct at that time indicate a mixture of professional, trade and labour occupations. Residents in Fitzroy Street included James W. Twigg and John O'Connor solicitors, George Scudamore, painter, Mr Maxwell's manse, William Kerr carpenter, Arthur Stillman, chemist, and a number of labourers and widows. In Albert Street there was the widow Nelson, James Beagan, bootmaker, labourers Flanagan, Wilson and Birt, Thomas Lord, ostler, Lawrence Marcus, storekeeper, Mckenzie, draper, Mrs Hume, Alexander Murray, mason, Thomas Deane, storeman, James Lee, brickmaker, and Gibbons engineer.

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The houses at 47 and 53 Albert Street were built c.1900. Summary histories for the other surviving early houses are provided as follows:

House, 58 Albert Street

This house is situated on the site of the large c1850 hall owned by John Griffiths, later becoming Lot 23 of Sugden and Biddle's subdivision. It remained in their possession until Eliza Rerdon bought the site for 30 pounds in 1885, paying a further 7 pounds to Patrick O'Connor (Titles Off. Appl.10604) who was probably living there in a small house. Griffith's hall must have been removed earlier. The present house probably dates from 1885.

House, 59 Albert Street

The first owner of this property was James Ayres. The house was built c.1885 and in the 1890s was owned and occupied by Thomas Phillips. Phillips was a blacksmith and coachbuilder with a business in Sydney Street.

Barn and trees, rear 59 Fitzroy Street

The current property at 59 Fitzroy Street comprised four of the small Sugden and Biddle allotments (Lots 28,29,30 and 31). These were purchased by William Willams in May 1854, who sold them to John Dunbar O'Connor in July 1869. In October 1869 the two lots facing Alfred Street (29 and 30) were sold by O'Connor to John Kerr who also owned the adjoining lot 26 in Alfred St. (Titles Off. Appl.10604).

"Kirkbrae" house, 60-64 Fitzroy Street

The first European owner of this property was John Hughes. 'Kirkbrae' was designed by James Birtwistle and built for John McAlister Howden c.1890 as a holiday home. When 'Kirkbrae' was built Howden was described as a merchant and accountant. The was designed to be much larger, however, the depression of the early 1890s reduced its size - only the right quarter of the house was built after Howden was declared bankrupt. Howden died in 1921 and between the world wars the Kilmore Hospital trustees purchased 'Kirkbrae' to be used as a hospital, however, this did not proceed. The stables at 'Kirkbrae' were demolished in 2001.

"Oakhurst" house and trees, 61 Fitzroy Street

The exact date of the present house at 61 Fitzroy Street is not known, but it may have been built c.1870 for John O'Connor, and later rebuilt or extended by Richard Fennelly. This property comprises Lots 24B, 25, 26 and 27 of Sugden and Biddle's subdivision. Between 1869 and 1873 John Dunbar O'Connor, solicitor, had acquired the two lots facing Society Street and adjoining Lot 27 facing Fitzroy St. (Titles Off. Appl.10604). O'Connor is listed in the 1866 directory as resident in Fitzroy Street; he died in 1876. The stuccoed and corniced Victorian chimneys in the present Edwardian house may be evidence that O'Connor built a house here prior to his death. The 1895-6 Kilmore Rate Book lists Richard Fennelly, civil engineer, as the owner of an 8-roomed weatherboard house at Lots 1-8 subdivision 2 Section 14, Fitzroy and Society. As William Kerr occupied the north corner of these streets in 1896, this entry refers to the south corner where "Oakhurst" is situated. The Edwardian-style re-facing, extensions, and chimneys of this house were most probably built by Richard Fennelly.

Fennelly first came to Kilmore as an infant with his parents in 1849. As a teenager he undertook many heavy manual labour jobs to pay his way through university. His first appointment was as a clerk for the Broadford Road Board. He was the Engineer and Secretary of the Pyalong Shire from 1875 to 1928 and President of the Victorian Institute of Surveyors 1895-6 and 1906-7, being honoured with a Life Fellowship for his services. His skills were employed by various firms and public authorities on roadmaking, water supply and mining projects. Fennelly was also the owner of "Golden Vein Estate", a pastoral property at Moranding during the 1890's. The Fennellys named No. 61 Fitzroy Street 'Yaralla' and their occupation of the property continued into the late 1930s when Richard's daughter Agnes was listed in the Rate Books as owner.

Cottage, 63 Fitzroy Street

This house is situated on Lot 12 of Sugden and Biddle's subdivision. The land to the north comprised Lots 9 and 10. The

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present house, with a beaded-edge weatherboard facade, is shown on the 1855 Township Plan of Kilmore and may have been built by John Griffiths. Lot 12 was transferred from Sugden and Biddle in 1869 to William Kerr for 36 pounds (Titles Off. Appl. 10604). Kerr is listed in the 1866 Directory as a carpenter, resident in Fitzroy Street. The purchase price was quite high, indicating the existence of the house on the site. The 1896 Rate Book lists William Kerr, carpenter as owner occupant of a 4-room weatherboard cottage on Fitzroy and Society Streets. Florence Margaret McPherson owned this house from about 1950 to 2004 (Appl 82851J).

Cottage, 65 Fitzroy Street

Patrick Ryan purchased this land (Lots 7 and 8) from Sugden and Biddle in May 1857 for 15 pounds, indicating it was a vacant site at the time. (Titles Off. Appl.10604). The cottage was probably built soon afterwards.

"Moombah" house, 67 Fitzroy Street

Patrick Ryan purchased this land (Lots 5 and 6) from Sugden and Biddle in April 1854 for 30 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on the land. It may have been built by John Griffiths. The high price paid for the land indicates the house was already on the site.

House, 69 Fitzroy Street

The house at 69 Fitzroy was built in two clear stages. It has an early Victorian core with a beaded edge weatherboard wall facing Fitzroy Street (Similar in style to No. 63 Fitzroy Street) and a Federation-era gabled addition.

This property is Lots 1, 2, 3 and 4 of Sugden and Biddle's subdivision and Lot 8 of Section 14 in Rutledge's Survey. Lots 1 and 4 (the eastern half of the present property) were purchased by George Stewart in July 1854 for 84 pounds (Titles Off. Appl.10604). The 1855 Township Plan of Kilmore shows a house on this land. It may have been built by John Griffiths. The high price paid for the land indicates that a house was already on the site.

The 1896 Kilmore Rate Book lists William Frederick Conabere as owner/occupier of a 6 roomed weatherboard cottage at Lots 1-2 Subdivision 1 Section 14 Union and Fitzroy. This is the corner where 69 Fitzroy Street is situated. Conabere was most probably responsible for the Federation era refacing and extension of the house. Lots 2 and 3 (the western half of the present property) remained unsold until 1895, when Joseph Biddle and Ellen Sugden (Alfred's widow and executrix) sold it to William Conabere for 10 pounds (Titles Off. Appl.10604). This is now incorporated in the 69 Fitzroy Street property, and was probably acquired by Conabere to extend the garden setting of his residence.

William Frederick Conabere (sometimes spelt Conabeer) was a law clerk, at first for James Moloney and then for the Kilmore law firm Duffy and Wilkinson. He was a member of the shire council and secretary of the Kilmore Turf Club. Conabere married Bridget Skehan, a member of another prominent Kilmore family. (Ref. KA 13 April 1918)

House, 4 Society Street

This was Lot 11 of Sugden and Biddle's subdivision. It was purchased by Donald McKay in April 1871 for 20 pounds (Titles Off. Appl.10604). In June of the same year McKay raised a mortgage of 75 pounds (Titles Off Appl.75797) presumably to build the present masonry house on the land.

Description

Physical Description

The Kilmore Society Precinct is generally bounded by Union Street in the north, by the rear of the allotments facing Fitzroy Street on the east, up to and including the reserve and no. 57, west to Albert Street including no. 47, north

including both sides of Albert Street to Union Street.

The urban design of the streets and allotments follows the original surveyed grid pattern, and the hilly terrain provides variety and vistas. Some streets, particularly Society and Alfred have little recent road and footpath construction, thereby maintaining an important and rare setting characteristic of the nineteenth century in Kilmore. Alfred Street is particularly important because of its unmade road and large exotic trees. The large cypress trees in Fitzroy Street are an important focal point.

The extant buildings in the Kilmore Society Precinct symbolise the residential area that developed on the opposite side of Kilmore Creek away from the activity and commercial centre of Sydney Road. The precinct includes houses for small business people, more elaborate local residences and country homes such as "Kirkbrae".

53 Albert Street

Built c1900, this asymmetric Federation style weatherboard house, with a steeply pitched gable and hipped corrugated iron roof, has a high degree of integrity. Paired double-hung timber windows are viewed below the timber verandah decoration and metal window hoods. The shingled gable decoration and broad barge boards, roof gable and unpainted brick chimney are also important features.

58 Albert Street

This house was built c1885. It is a typical Victorian-era symmetrical weatherboard cottage with a steeply pitched galvanised corrugated iron hipped roof and concave hipped verandah. It has an attractive setting, positioned high on the hill, with a view over Kilmore's town centre.

59 Albert Street

This substantial Victorian style house constructed c1885 of stone masonry with a M-hip roof and convex hip verandah is clad in painted galvanised corrugated iron. The brick chimneys and surviving terra cotta pots form an important part of the skyline.

'Wahbundah', 47 Albert Street

This weatherboard Victorian house was built c1900, with an M-hip roof and a bullnose verandah clad in painted galvanised corrugated iron. The face brick corbelled chimney, turned verandah posts and elaborate front door with side and top lights, and stables at the rear are also important. The interior appears to be original, with pressed metal ceilings, lath and plaster, two-ply with dado, rear two pine bargeboards.

House and tree, north-east corner Alfred and Society Streets

A Victorian style house, with a high hip roof and verandah clad in painted corrugated iron. The double fronted facade with stuccoed brick and bluestone quoins is a distinctive elevation. It appears to have been built in 1871. The setting of this property, (see 61 Fitzroy Street) on the corner of the small unmade Alfred Street surrounded by open yards and gardens and mature exotic trees, is now very rare in Kilmore.

"Kirkbrae", 60-64 Fitzroy Street

Designed by James Birtwistle and built for John McAlister Howden c1890 as a holiday home. It is an M-profile, hip-roof and gable roof brick house with a return iron-post verandah and gabled entrance porch, window bays and bracketed eaves. Its Victorian Tudor decorative elements include a flying King-post truss to the main and porch gables with trefoil fretwork and arcading as infill decoration; a similar gable-hood is used on the kitchen window to the south. Two lancet windows in the main gable above the window bay add to its early modern character that has been applied to a base inspired by the Italian Renaissance. A lantern roof admits light to a large inner room from which the perimeter rooms and entry hall open. Beaded pine boarding lines the coffered soffit of the lantern. Marble mantles with Jacobean details adorn the main rooms whilst timber mantles from the period c 1900-10 have been placed in two rooms on the east. The entrance door is six panelled with panelled top and sidelights decorated with Tudor inspired patterns.

61 Fitzroy Street and trees at rear of Alfred Street

61 Fitzroy Street may be of two periods of construction as the chimneys are Victorian style, but the overall form, especially the projecting gables and details are Federation style. This weatherboard house has a corrugated iron hip and gable roof with pressed metal in the gable ends. The rear of the property contains important large trees and backs onto Alfred Street, an unmade gravel road.

63, 67 and 69 Fitzroy Street

These are the three pre-1855 houses in Fitzroy Street between Society and Union Streets. Although altered in various degrees, they share common characteristics such as the close setback from the street, high hipped roofs, and obvious evidence of a common original facade width. It appears they were built as a group by John Griffiths. Unusual beaded edge weatherboards are on two houses (63 and 69 Fitzroy Street). The fourth cottage at 65 Fitzroy Street, built after 1855, is similar to the earlier buildings. It is very rare to see a cluster of virtually matching modest timber houses, once typical of Kilmore's 1850s-60s streetscapes. The houses step down the hill and each now has a front verandah extended to the street line, most fenced in, creating a picturesque skyline and streetscape of strong rhythmic and topographical character.

The house 63 Fitzroy is important as the most original of these cottages. It is set close to the corner of Society and Fitzroy Street at the most elevated part of the streetscape. Its original hip-roofed double-fronted facade containing two rooms and a central front door has been clearly extended with an extra edge weatherboards. Both the original facade and the facade extension are clad in the same beaded edge weatherboards. The cladding on the north end of the facade was presumably relocated from the original north wall. The north wall of the extension, and the rear skillion sections of the cottage have standard weatherboards. The original windows with six paned sashes survive in the facade but one has been relocated to the northern extension, which was probably built in the 1920-30s era. The concrete front verandah with wrought iron pillars was built later. Shingle roofing is present under the hipped corrugated iron roof on the front part of the house. There are two external brick chimneys on the south side of the house, one for a large kitchen fireplace, and a smaller chimney serving a front room fireplace, the latter with a crudely re-built masonry flue. The corner location provides a strong three-dimensional experience of the early Victorian character of the setting and building, which is reinforced by the low timber picket fence to Society Street and patina of age.

No.65 Fitzroy Street is a simple Victorian timber house set close to the street boundary with a high hipped roof in corrugated iron over a symmetrical facade. Its form, facade width and setback matches the three pre-1855 cottages in the streetscape between Society and Union Streets, however historical evidence suggests it was built about 1857. The facade windows have been replaced with aluminium windows and the weatherboard walls are covered with aluminium cladding. The verandah probably dates from the 1950s, but its timber balustrade on the street line is an important element. Viewed from the south, the original cottage form (with a second hipped section behind the front roof and exterior brick chimney) is a strong visual reminder of the mid-Victorian construction date of the building. This early cottage typifies Kilmore's growth period in the 1850's-60's and is important as one of the four early timber cottages forming a precinct.

The front section of this house at No.67 Fitzroy Street was built pre-1855, and has an identical high hipped roof, facade width and front setback to the other pre-1855 cottages in Fitzroy Street at No.63 and the original part of No. 69. The single pane double hung timber windows, concave roofed verandah and plain standard-sized weatherboards probably date from a renovation in the late 19th century. The picket fence enclosing the verandah at the street line is an important element. This cottage typifies Kilmore's growth period in the 1850's-60's and is important as one of the four early timber cottages forming a rare streetscape within this precinct.

No. 69 Fitzroy Street was built in two stages. Its earliest stage facing Fitzroy Street is pre-1855 and was a small high hip roofed double fronted cottage. The Fitzroy Street elevation is still clad in small beaded edge hardwood weatherboards (see 63 Fitzroy Street) and is the same width as 63, 65 and 67 Fitzroy Street. Other early facade features have disappeared, as this house was altered in the early twentieth century and enlarged with a new facade facing north. The

original hipped roof was extended to form a gable and new matching gabled roof section was added to the west. The pre-1855 part of this house is still evident both in physical form and from documented historical evidence. Its Federation form, with prominent roof gables and return verandah expressed as a picket fence built to the street line on the Fitzroy Street elevation, is highly contributory to this rare streetscape of early timber cottages.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and in particular to:
 - . ensure the single storey scale is retained.
 - . conserve the historic subdivision pattern.
 - . ensure that front and side setbacks are compatible with adjoining buildings.
- To ensure that new development is compatible with the historic character of the precinct does not become a visually dominant element.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the informal road construction.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

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6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
 7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
 8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.
9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
 10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
 11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
 12. Conserve or reveal views that contribute to the significance of the precinct.
 13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. Discourage additions to significant or contributory dwellings that exceed the height of the existing dwelling.
- b. Discourage new infill buildings greater than two storeys in height.
- c. Encourage the contemporary use of traditional building forms and materials including weatherboard or face brick walls and a main roof that is 26-33 degree pitched hip or gable form in corrugated iron, or slate roof. Skillion roofs may be used for rear or secondary roofs.
- d. Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- e. Discourage road and drainage works that alter the original formation of the roadways.
- f. Conserve the original road formation, with asphalt centres flanked by grassed and/or gravel verges, and, in Alfred Street, maintain the unmade road.

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g. Conserve early brick/stone street gutters.

h. Maintain and enhance the important views to the mature exotic trees, the row of three cottages in Fitzroy Street and the uninterrupted corner view of 63 Fitzroy Street.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species.

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

1. Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.

2. Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.

3. New infill buildings:

- Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
- Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
- Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;

4. New infill dwellings are sited as follows:

- The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
- The side setbacks are not less than adjoining residential buildings.

5. New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.

6. Front fences do not exceed 1300mm in height.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.

- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas, particularly the views to and from Victoria Street from within and outside the precinct, and the views to and from Sydney Street.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Kilmore Society precinct is a residential area that predominantly comprises houses from the mid to late nineteenth century, which range from modest cottages to more substantial villas. The places/elements that contribute to the significance of the precinct are:

- The houses at 47, 53, 58 & 59 Albert Street, 59, 60, 61, 63, 65, 67 & 69 Fitzroy Street, 4 Society Street, and 48 & 56 Victoria Parade. The pitched roof form, siting, scale and original materials and detailing of the houses are integral to the significance of the precinct.
- Mature trees at 59, 60, 61 Fitzroy Street, and 4 Society Street and in street reserves throughout the precinct.
- The informal street construction with unsealed or grassed verges and early brick/stone gutters in parts of Albert and Society streets.
- The early subdivision pattern comprising Rutledge's Private Town Survey overlain mostly by the Sugden and Biddle 1854 re-subdivision into small allotments and the "little streets", Society and Alfred streets.
- The medium and long-range views from the areas surrounding the Kilmore Creek to the precinct of the skyline created by the pitched roof forms and mature trees.

How is it significant?

The Kilmore Society precinct is of local historic and aesthetic significance to Mitchell Shire.

Why is it significant?

Kilmore Society precinct is historically significant as a representative example of a residential area that provides tangible

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evidence of the development of Kilmore from the mid 1850s to the early twentieth century. The row of very early timber houses in Fitzroy Street are of particular significance as rare surviving examples of mid-nineteenth century houses that illustrate the modest beginnings of the town while houses such as 'Kirkbrae' are typical of the more substantial residences erected by wealthy residents as the town grew and prospered. The precinct is also historically significant for its early subdivision pattern comprising small allotments and the 'little streets', Society and Alfred Streets, which is typical of private re-subdivisions that occurred in Victoria in the nineteenth century. (Criteria A & D)

The mature trees in the Kilmore Society precinct are aesthetically significant as an integral part of the historic cultural landscape of Kilmore, which illustrate plantings carried out in accordance with European ideals. (Criterion E)

The group of small weatherboard cottages in Fitzroy Street are aesthetically significant as group creating a picturesque skyline and streetscape of strong rhythmic and topographical character that is evocative of the mid-nineteenth century and now rare within the Shire. (Criteria B & E)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|-----------------------------|---------------------------|-------|
| Name | Lake Environs | File No | 1860 |
| Address | Andersons Road KILMORE | Significance Level | Local |
| Place Type | Baths/Swimming Centre, Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

**Recommended VHR - HI - PS -
Heritage Protection**

History and Historical Context

In 1862, the Government prepared the lake in the Police Paddock for the town's first water supply. The reservoir had a capacity of 14,466,000 gallons and an area of 13 acres 1 rood and 3 perches was covered by a 99 year lease dated 1st January 1866. Maps for this period show a large section of the Reserve for Extension defined as a "Water Shed Area" of 409 acres extending up to the top of Monument Hill. The lake, retaining wall and much of the watershed area still exists in 2003, but it ceased to be used as the town's water supply in 1893.

Historically, this man made sheet of water has been known as the Lake and as the Reservoir. It was known as the Reservoir in the nineteenth century and has been known more often as the Reservoir or the 'Res' in the past few decades. Both names have been used in this document, but they refer to the same place.

The Kilmore Waterworks Trust was gazetted in October 1891 following a public meeting in 1888 regarding the need for a new water supply. It was recognised that the reservoir could not meet the needs of the population and there were concerns that it had become a health risk due to its pollution. A reticulated water system completed in December 1893, provided fresh water from Mt Disappointment to Wandong, Wallan East railway station and Kilmore. Although the reservoir was considered too polluted for the town water supply, it apparently was not so polluted as to preclude other activities.

In 1895 the Kilmore Swimming Club was established in the "Old Res". A bathing shed and a 40ft spring board were erected on "the magnificent sheet of water forming without exception the finest site for bathing in any inland town in the colony".

The "banks were lined with spectators" while about 80 people swam for the official opening. Club officials drew up a "stringent code of rules". Only club members could use the facility, "all must wear trunks", and hours of bathing were restricted to 5.00 to 8.30 a.m. and 5.00 to 8.30 p.m. except Sundays. Trustees of the Swimming Club were Messrs Swanwick, Middleton and Finn and the membership fee was 2s 6d.

This activity commenced in the same year as the Swimming Club opened. Police Constable W.H. Swanwick, a trustee, donated about a dozen pines in 1895 and in August the following year, John Taylor, the first mayor of Kilmore, wrote to Swanwick, asking for more of the same type of tree as they were of "excellent quality, and made such progress". A new supply of trees arrived from the Fruit and Ornamental Tree Supply Company of Australia - again donated by Constable Swanwick. Eight of these trees remain on the elevated north-west bank of the reservoir.

Mr Henry Lander also contributed to the tree-planting program in July 1896 donating and planting a row of Pampas grass trees, several shrubs and flowers.

John Taylor commenced an appeal "towards the fund for the improvements at the Kilmore reservoir", and subscribers to the fund were listed in the Kilmore Advertiser.

The popularity of the Swimming Club and use of the Reservoir is evident by the events and carnivals reported by the Kilmore Advertiser. Swimming safety was obviously in the minds of the Club officials when they organised the Kilmore Swimming Carnival in March 1923. The programme included demonstrations from members of the Sandringham Surf Life Saving Club and the president of the Royal Surf Life Saving Society. The carnival was held in the afternoon and the evening with the reservoir "illuminated both by the full moon and electric light". Funds raised from ticket sales, and the refreshment and ice cream stalls were donated to the Kilmore Hospital, [see FIG 6] located just across the road (HOXX).

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Events at the carnival included swimming races for girls, boys and adults, diving competitions, and novelty events such as walking the greasy pole and chasing the goose. Many members and sectors of the community contributed to the success of the carnival and the organisers thanked the local band for their entertainment, the Hon. T.H. Payne, M.L.C. who lent his boat (although it was suggested that a motor boat would be better for the next carnival), and Mrs Toohey for supplying the goose. Although the carnival was a great success, it was mentioned that the surroundings "could well be improved".

The Kilmore Swimming Carnival in 1924 included life-saving demonstrations and the officials purchased a life-buoy for the reservoir and erected a "jump-off platform" for the events. Proceeds from the event were split 50-50 between the Hospital and the Swimming Board of Control for life saving and swimming needs. The Reservoir was again lit with coloured lights and the crowds were entertained by the Kilmore Citizens' Brass Band and a Highland piper. The number of people using the Reservoir and Swimming Club facilities, including groups of students from the State school, resulted in the erection of a separate ladies' dressing room in 1924, however this caused some problems with the ladies who were "holding indignation meetings on the shores of our lake re the injustice of placing their dressing room on the cold shaded side of the pool". It was agreed that the ladies would continue to use the main dressing room and the "new" small room would be used at busy times for either men or women. Also visible in Figure 12 are many of the Swimming Club facilities at the Reservoir including a viewing deck on top of the clubrooms, a kiosk, lifeboat, two lifebuoys and a 2 metre high spring diving board. Swimming events at the carnival included diving events and races over 30, 50, 55, 100 and 200 yards. The "side" of the swimming pool was the spillway (extant) constructed for the reservoir and the "ends" were the clubroom deck and the diving area.

The President of the Board of Control for the Swimming Carnival was also the Shire President, Cr W. Crilley. Swimming carnivals were a regular feature at the 'Res', but the one held in March 1924 was designed to have more enduring outcomes. To facilitate this, as reported by the Kilmore Advertiser, special guests of the council were invited: Representatives of the Wattle League, the Masters Tanners Association and Cr J. McFadzean of Preston, will be present, and arrangements have been made by the council to suitably entertain the visitors. In the evening the lake will be illuminated with coloured electric lights, and the local band and a Highland piper will supply the music. The Public Notice for the Swimming Carnival also mentioned the special guests and an advertisement for the Swimming Baths stated that proceeds from the carnival were "in aid of the Hospital and Beautifying the Lake".

One month after Arbor Day The Kilmore Advertiser reported the "Tree Planting on Lake Banks" which occurred at the end of July 1924. As promised earlier in the year, Mr McFadzean and his wife returned to Kilmore to assist with the planting. The article included details of the planting: The State School children, under the able direction of the head teacher, Mr H McCann, planted 10 pinus insignis in the Lake grounds on Friday afternoon of last week. Mr and Mrs J. McFadzean from Reservoir (Preston), represented the Towns' Planning Association, the Historical Society and the Wattle League. They, assisted by Mr John Mullins, planted some Longifolia-wattles, flowering plums and roses. Messrs J.L. McDougall, A. Meier and H. Chapman put a couple of dozen sugar and mahogany gums. An afternoon tea was provided after the tree-planting and the "children were in high glee and had a great romp under the venerable pines planted long ago by the late Mr John Taylor". These 'venerable pines' appear to be those planted in 1895 and 1896, as 8 pinus radiata trees, over one hundred years old, which are consistent in age and species with those planted by Taylor, are still extant.

During the 1930s and 1940s, the area plus a school plantation nearby, became known collectively as Kilmore Park and many locals referred to the old reservoir and swimming pool as "The Res". At "The Res" a pier was built from the southern shore in the 1930s and following some near drownings, a fenced concrete wading pool was built near the old clubrooms. Remnants of the latter structure remain in the area. New clubrooms were built about 1946 and located south of the wading pool. The brothers and boarders from Assumption College used the swimming pool twice a week during the summer and groups of children were often seen heading "en masse to The Res" to swim all day unsupervised. During the 1950s, under the leadership of Clarrie Berry, president of the Kilmore

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Swimming Club, a concrete wall (extant) was added at the north end of the pool, a pontoon of empty fuel drums with a wooden deck was installed at the north end to make it a 50 metre pool, and the pier was refurbished with a T-piece added for the race starts. Plans were discussed to enclose the pool with the west wall, however use of the swimming pool declined when Assumption College built their own pool in 1964 and opened it to the public on weekends. In 1992 floodwaters spilled over the western wall of The Res and the top section was washed away and both faces of the wall were repaired and an escape channel cut into the wall to diminish potential damage from future floods.

The Golf Club built a club house , (this later became a scout hall which burnt down and has since been removed), to the north west of the reservoir on land rented from the Shire Council. Some work sheds were moved, in the 1960s, to the Golf Links from the Wandong Railway yards, and one of these remains as the core structure of the maintenance area. The course was extended around all sides of the lake, and a new Golf Club House was built across the road (not in the area) in the 1970s.

Community interest and participation in the appreciation and improvement of the public lands within the area continues to this day. The 'Res' continues to be used for swimming, fishing, bike riding, walking a place for celebration by the Kilmore community. In August 1998, the Kilmore Historical Society presented a talk and presentation entitled "Remember the Res?". The monument was restored in 1999 for the 75th celebration of the erection of the monument. It had been closed for some time because it was not safe. It was reopened on 13th Dec 1999 by the Member for McEwan, Fran Bailey and was a project of the Kilmore/Broadford Rotary and Kilmore Mechanics' Institute and was funded by a Commonwealth Grant. The Friends of Monument Hill have been active in caring for the monument and the grounds for the past few years.

REFERENCES

Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, p. 85.

Township of Kilmore, Surveyor General's Office, n.d. (est. pre 1859). Source: State Library of Victoria, Put-away Plan collection, K47 (microfiche) [Attachment : Map 5].

Plan of Suburban Allotments Kilmore in the Parish of Bylands, n.d.). Source: State Library of Victoria, Put-away Plan collection, B562 (microfiche) [Attachment : Maps 7a & 7b].

"Remember the Res?", notes compiled by Jim Lowden, August 4, 1998.

The Kilmore Advertiser, December 2, 1893, p. 2, and Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 179-180.

The Kilmore Advertiser, February 16, 1895, p. 2

The Kilmore Advertiser, February 9, 1895, p. 2

The Kilmore Advertiser, August 22, 1896, p. 2

The Kilmore Advertiser, July 4, 1896, p. 3

The Kilmore Advertiser, August 22, 1896, p. 2

The Kilmore Advertiser, August 29, 1896, p. 2

The Kilmore Advertiser, March 3, 1923, p. 2

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The Kilmore Advertiser, March 10, 1923, p. 2

The Kilmore Advertiser, March 8, 1924, p. 2

The Kilmore Advertiser, March 15, 1924, p. 2

"Remember the Res?", notes compiled by Jim Lowden, August 4, 1998.

The Kilmore Advertiser, August 4th 1923, p2. March 22, 1924, p. 3. The swimming baths, measuring 500ft. by 100 ft. and 16ft. deep, are a great attraction in the summer months. These alone should ensure a large influx of visitors to Kilmore at holiday time, for one of the principal drawbacks to mountain resorts is the scarcity [sic] of water in the hot weather.

Information provided by Kilmore residents, Paul Duff and Phillip Clancy, during visit to the Reservoir, April 16, 2003.

The Kilmore Advertiser, March 15, 1924, p. 3

The Kilmore Advertiser, March 15, 1924, p. 3

The Kilmore Advertiser, August 2, 1924, p. 2

The Kilmore Advertiser, August 2, 1924, p. 2

"Remember The Res?", notes compiled by Jim Lowden, August 4, 1998.

"Remember The Res?", notes compiled by Jim Lowden, August 4, 1998 and Information provided by Kilmore residents, Paul Duff and Phillip Clancy, during visit to the Reservoir, April 16, 2003.

"Remember The Res?", notes compiled by Jim Lowden, August 4, 1998 and Information provided by Kilmore residents, Paul Duff and Phillip Clancy, during visit to the Reservoir, April 16, 2003.

Osborne and Hudson submitted plans and elevations and George Langly was the successful tender for 260 pounds, K.A. 30 April 1927.

Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 210,222

Flyer produced by Kilmore Historical Society, 4 August 1998.

Newsletters; Friends of Monument Hill.

Relevant Historical Australian Themes

- 8.1.1 Playing and watching organised sports
- 8.1.4 Enjoying the natural environment

Description

Physical Description

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The exact size of the lake has not been measured, but it is known that it has been enlarged and deepened in recent times. It was originally constructed to hold 14,466,000 gallons within an area of 13 acres 1 rood and 3 perches.

The reserve is owned by Council but the amount of land that is available for non golf use has been reduced in size by the construction of several golf course fairways and greens within the boundaries of the reserve. This is particularly noticeable in the area between the pedestrian gate on Anderson Road and the lake, and the south- east end of the lake. Refer to the aerial photograph in Figure 17.

The Retaining Wall and Foot Bridge

The dam wall built of earth and grass at the southern end is a pivotal feature of the place. The top of the wall has always functioned as a walking track to the other side of the lake and continues to do so. A small timber foot bridge straddles the overflow outlet which is located at the eastern end of the wall. Glimpses of this bridge may be seen in Figures 12 and 20. This wall has been repaired several times since it was constructed in 1862, and the bridge reconstructed, the most recent occurred after the 1991 [check] floods.

Significant Trees

Trees are a significant physical feature throughout the precinct. Around the lake the native trees, including Candlebark Gums, over 200 years old, which provide habitat for native birds and animals, have been retained as part of the aesthetic setting for walks, picnics and carnivals.

The age of the most of the substantial pine trees was established using horticultural analysis, prior to the historical research being done. The historical evidence concurs with the physical evidence to establish the dates of these trees as those of the 1895/6 and 1924/5 Lake Beautification projects.

Table 1 identifies the type, age and GPS location, of the pine trees on the North West bank and at the entrance gate.

The earthen walking track around the lake is a significant feature, having been part of the recreation activities for over one hundred years. Early and recent views below show its use for passive recreation.

The archaeological remnants of the swimming baths.

The southern "side" of the swimming pool was the retaining wall/spillway (extant) constructed for the reservoir and the "ends" were the clubrooms and deck (above ground timber structure removed) at the east end and the diving area at the west end (the 1950s concrete wall constructed is extant which is illustrated in Figure 23 below. Figure 21 illustrates the location and form of the concrete swimming baths and toddlers' pool.

Previous Statement Significance

The Kilmore Outdoor Recreation Precinct is a culturally significant landscape that has been continuously used and developed for public outdoor recreation since 1853. There are four overlapping character areas, (or sub-precincts) each directly related to their historic use. These are the lake/reservoir, golf links, cricket ground and monument hill. The existing physical boundaries are imprecise, relative to the boundaries shown on the Mitchell Shire Planning Scheme maps, particularly the boundaries between the golf course and the lake/reservoir and the golf course and the cricket ground; importantly, the physical attributes of each of the areas flow physically and/visually into the other sub-precincts.

The Kilmore Outdoor Recreation Precinct is aesthetically significant at a LOCAL level (AHC criteria E1).

It demonstrates important interrelated visual qualities which reflect the historical and cultural development of passive and active outdoor recreation facilities, and contribute to the rural setting of Kilmore Township. These qualities include close and distant views dominated by interconnected continuous open space, individual and groups of indigenous and exotic

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trees, with minimal hard surfaces, buildings or other above ground structures.

Panoramic views, from the top of the monument, exemplify the country travelled by the first European explorers to inland Victoria, including the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the nearby ranges, down the valley towards Wandong and then to Mount Disappointment and to Kilmore Gap. These views, together with the view of the whole of the Rutledge Special Survey, illustrate the nineteenth century appeal of the area for settlement, first documented by Hume and Hovell in 1824. The walk to the summit of the hill which culminated in a 'Lookout' to the town and beyond, has continued as a popular activity since the nineteenth century. Views to Monument Hill from Kilmore Township, valued since settlement, continue to provide a scenic country setting for Kilmore.

The picturesque rural setting of the cricket ground is visually connected to the golf course and Monument Hill. The site is dominated by views of nearby bush, with southerly views in the middle ground to the mowed fairways and greens of the golf course and distant views of Monument Hill to the south-east.

For over one hundred years the scenic qualities of the Lake's magnificent sheet of water, formed by an earth retaining wall, and used for swimming, fishing and boating, and the surrounding grounds and woodlands, for carnivals, picnics and walking, have been recognised as a picturesque place for outdoor recreation.

Trees and their undergrowth is a significant physical feature throughout the precinct. They create a picturesque landscape providing distinctive three-dimensional structure for views from numerous vantage points within all of the man made recreation features such as the Lake, walking tracks around the lake, the mowed grass and lawns of the fairways and tees of the golf club, and the cricket oval. They dominate the views of monument hill and its walking tracks. Around the lake the native trees, including Candlebark Gums, (*Eucalyptus rubida*), which provide habitat for native birds and animals, have been retained as part of the aesthetic setting for the swimming pool, walks, picnics and carnivals. There are substantial numbers of trees from 'beautification projects' and other public planting projects (*Pinus radiata*) in and around significant indigenous trees. Notable significant stands of *Pinus radiata* (*insignis*) include those planted in 1895/6 and in 1924/5.

Important historic views are obtained from various locations on the golf course, including a clear view to the former convent (International School HOXX) from the area near the access road and the maintenance sheds. The view to the hospital is particularly important especially from the fairways and greens near the lake. Other important views are towards the former Police Residence (HO XX), Monument Hill and the Cricket Ground.

The public infrastructure, established during the 19th century, is relatively intact with the reservoir/lake, retaining wall, walking paths and road to monument hill, extant.

The design and materials of the 1924 Hume and Hovell Monument, demonstrate significant visual qualities which reflect the importance the celebration of the centenary of the Hume and Hovell expedition, to the Kilmore community.

The Kilmore Outdoor Recreation Precinct is historically significant at a LOCAL level (AHC criteria A4, H1). It is associated with events, developments and cultural phases which have had a significant role in the occupation and evolution of the community's continuous use of the land for outdoor community purposes from the 1850s until today. In particular, the precinct is associated with; Kilmore's first police paddock and residence from 1850, and the construction of 'The Reservoir' for the town's first water supply (1862 - 1895), the 1853 ten acre reserve set aside for the Kilmore Cricket Ground and its continued use for cricket, continuous outdoor recreational activities at the 'the Res' or Lake since 1895, beautification projects such as the tree plantings in 1895 and in 1924, the formation of golf links on the former police paddock by the Kilmore Golf Club in 1911 and the continuous use of the land for that sport. Monument Hill is one of the oldest known Lookouts in Victoria, dating from its first known use for that purpose by explorers Hume and Hovell in 1824. It has continued as a lookout for Kilmore residents and visitors since settlement began in the 1840s, culminating in the 1924 erection of the bluestone Lookout to celebrate the centenary of Hume and Hovell's expedition and the 1999 restoration of the monument by the Friends of Monument Hill to celebrate the 175th

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anniversary of the expedition.

The precinct, particularly Monument Hill has strong associations with the famous inland explorers Hume and Hovell and their 1824 expedition. Beautification of the precinct, particularly the Lake and Monument Hill, has a strong association with the life and work of Kilmore's first Mayor, John Taylor.

The Kilmore Outdoor Recreation Precinct is socially significant at a LOCAL level (AHC criteria G1).

The history and culture interwoven in the precinct is recognised by the Kilmore community as having broad public value and is held in high esteem for its long associations with voluntary community organising committees, and working bees to prepare and maintain the Cricket oval and grounds, the golf course, monument hill's flora, fauna and walking tracks, the Hume and Hovell monument, and the lake and its surrounds.

The adaptation of the Watch tower from the former 1859 Kilmore Gaol, to a look-out on the hill, illustrates the social resourcefulness of the Kilmore residents to achieve a unique and fitting monument to celebrate the achievement of the inland explorers, Hume and Hovell.

Walking tracks from the Cricket Ground and from the Lake, lead through the golf course, along the ridges, to the monument itself.

Overall, Kilmore Outdoor Recreation Precinct is of LOCAL significance.

Sourced by Lorraine Huddle P/L 2006

Statement of Significance

The Lake Environs (HO104) is an individually significant place within the Kilmore Historic Outdoor Recreation Precinct (Significant Landscape Overlay - Schedule 1). For the Statement of Significance refer to the Kilmore Historic Outdoor Recreation Precinct citation in Hermes No.74209.

Recommendations 2006

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

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| | | | |
|----------------------|-----------------------------|---------------------------|-------|
| Name | HOUSE and OAK (QUERCUS SP.) | File No | 255 |
| Address | 3-5 CHAPEL STREET, KILMORE | Significance Level | Local |
| Place Type | House,Tree | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Regency

History and Historical Context

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well

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known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s". The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

House, 3-5 Chapel Street

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere's Street Directories for Kilmore list names and occupations by street for the town. In 1856 only one person was identified in Chapel Street - James Gunn McKay, an innkeeper. By 1868, 1869 and 1870 the occupants of Chapel Street included James Tierney and John Fynn, both brewers, and Francis Crombie, a mason.

The first owner of this property was Hugh Swann. Swann is listed as an auctioneer in the 1856 Electoral Roll for Kilmore. This rendered cottage was built c.1860.

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982
Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972
Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 p.79

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 4.6 Remembering significant phases in the development of settlements, towns and cities

Description

Physical Description

Built as a double fronted house with English bond face brickwork, ruled stucco facade and a timber verandah. It was extended to the south, in a sympathetic style to create a second entrance with double doors placed between pronounced pilasters. The return verandah has duplex supports and panelled timber friezes between. Three stuccoed and corniced chimneys mark the periods of building and some six-pane sashes have survived. The timber verandah and valance is of particular importance and may be compared with Bindley House, the former Anglican Rectory of Kilmore and 83 Templeton Street, Castlemaine (c 1864).

Source: Register of the National Estate

Comparative Analysis

The timber verandah and valance is of particular importance and may be compared with Bindley House, the former Anglican Rectory of Kilmore and 83 Templeton Street, Castlemaine (c 1864)

Statement of Significance

What is significant?

The house, constructed c.1860, and mature Oak (*Quercus* sp.) at 3-5 Chapel Street, Kilmore. Other buildings on the site are not significant.

How is it significant?

The house at 3-5 Chapel Street, Kilmore is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

It is architecturally significant as a representative example of a Victorian cottage, which is particularly notable for the verandah detailing, which is rare. (Criteria B & D)

Recommendations 2012

External Paint Controls

| |
|-----|
| - |
| - |
| Yes |
| - |
| - |
| - |
| - |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------|---------------------------|-------|
| Name | HOUSE | File No | 432 |
| Address | 9 CHAPEL STREET, KILMORE | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2012 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s" (2). The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

House, 9 Chapel Street

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere's Street Directories for Kilmore list names and occupations by street for the town. In 1856 only one person was identified in Chapel Street - James Gunn McKay, an innkeeper. In 1868, 1869 and 1870 the occupants of Chapel Street included: James Tierney and John Fynn, both brewers, and Francis Crombie, a mason.

The first landowner of this property in the Parish of Willowmavin was Samuel Garrett. The house was built c.1860 with additions c.1892, possibly for the Crough family. Thomas Crough was listed as a farmer at Willowmavin in the 1856 Electoral Roll for Kilmore. He died in 1857 and his widow, Bridget Crough, was listed as the owner and occupier of this property from c.1863. When Bridget died in 1904 the *Kilmore Advertiser* reported that she was "one of the oldest and most highly respected residents of Kilmore" (KHS).

HERITAGE CITATION REPORT

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982
Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972
Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80
Information provided by Kilmore Historical Society (KHS)

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 4.5 Making settlements to serve rural Australia

Description

Physical Description

A Victorian period, high hip roof, double-fronted timber house, with verandah, which appears to have been added-to on the north, enclosing the brick chimney and adding an extra window. Alterations include the possible removal of frieze work from the verandah, new guttering and the fence has been replaced c1920. Otherwise, the house is externally original and representative of the early timber vernacular designed within Georgian principles, common in early Kilmore.

Statement of Significance

What is significant?

The house, constructed c.1860 and the c.1892 addition, at 9 Chapel Street, Kilmore. Later additions and other buildings on the site are not significant.

How is it significant?

The house at 9 Chapel Street, Kilmore is of local historic significance to Mitchell Shire.

Why is it significant?

The house is historically significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|-----------------------------|---------------------------|-------|
| Name | CARLSBERG FARMHOUSE COMPLEX | File No | 437 |
| Address | 15 COSTELLO'S ROAD, KILMORE | Significance Level | Local |
| Place Type | Homestead Complex | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Ovey, Edmund George

Architectural Style Victorian Period (1851-1901)
Italianate

History and Historical Context

"Carlsberg" is located in the Parish of Willowmavin on Rutledge's Special Survey.

The original weatherboard house was built c.1850 and was the home of Martin Curtain who died in 1877. The Kilmore Advertiser called Curtain, a native of Tipperary, "an old and respected citizen". Curtain's property also included the old Rising Sun Hotel fronting the Northern Highway.

Charles Perry Hobson purchased the property in 1878-9 and immediately arranged to demolish the old buildings and "build a handsome villa, on a more commanding situation, a little distance from the main road. Tenders were called in the Kilmore Advertiser on March 6, 1879 for excavation of a cellar and tank, and on March 10 tenders appeared in the Argus for a "14 roomed villa residence, with cellar, tank, dairy and offices at Kilmore". The architect was Edmund George Ovey.

On February 15, 1883 Hobson advertised Carlsberg House and 10 acres to let. It included a drawing and dining room and six bedrooms. A more detailed description appeared in October 1888 when the property was again to be let: "Carlsberg country residence, containing 9 rooms, bathroom, cellar, kitchen and outbuildings, 3 stall stable, coachhouse, underground tank holding 10,000 gallons, land 30 acres, orchard and garden".

In 1898 "Carlsberg" was rented by Mr & Mrs Frisby and the following year it was purchased by Patrick and Catherine Freyne. It remained in the Freyne family until 1955 when it was sold to Mr H M Wilkie.

Charles Hobson who owned "Carlsberg" for twenty years and was remembered as "the first photographer to have a photograph published in a country paper" - the Kilmore Advertiser in 1892.

The Freyne family owned "Carlsberg" for more than fifty years resulting in locals calling the hill at the north end of Kilmore "Freyne's Hill".

When Hobson announced his plans for "Carlsberg" in 1879 the newspaper lauded his efforts: "A few more such enterprising residents would infuse fresh vigor into the district".

Source: Susie Zada.

REFERENCES

Kilmore Advertiser, various dates. Source: Extracts from Kilmore newspapers, Heather Knight; Holloway, Anne (comp.), A Drive Around the Rutledge Survey, Kilmore Historical Society Inc., Kilmore, 1991, p. 10; Miles Lewis Architectural Index; Victorian BDM Indexes, CD-Rom; Information provided by the Kilmore Historical Society Inc.

Late 1870's. Built by HP Hobson. Site of Former Rising Sun Hotel (?). AH: Original House c1850, second house c1880.

Kilmore Advertiser 15 Nov 1877. Death reported of Martin Curtain, an old and respected resident. Buried in the New Cemetery.

KA 22 Nov 1877. Advert. NOTICE. Re MARTIN CURTAIN, Deceased. All persons leaving Claims against the above Estate are requested to forward same to the undersigned forthwith. James MOLONEY, Solicitor for the Executors, Sydney-street, Kilmore.

KA 29 Nov 1877. p.2. Auction on 14 Dec held by W.L. Sawell in the Estate of Martin Curtain on the premises

HERITAGE CITATION REPORT

Willowmavin about a mile from the township. Cattle, horses, carts, ploughs etc.

KA 17 Sept 1877. Auction. Hunt and Ahearn received instructions from the executors in the Estate of the late M. Curtain to sell Lot 1 88 acres Parish of Willowmavin about 1 mile from Kilmore in the occupation of J. Mulvey Esq. Erected upon it a good weatherboard house.

Lot 2 parish of Willowmavin, 2 miles from Kilmore, 150 acres, adjoining Messrs Fowler. Check date of this entry.

KA 12 Sept 1878. Advert. Auction of property of Martin Curtain deceased. 3 lots of land on 21 Sept.

KA 6 March 1879. p.2. Tenders. Wanted for Excavating cellar and tank at rear of the premises recently in the occupation of the late Mr. M. Curtain. Specifications can be seen at this office. Address/Tenders for excavation.

Miles Lewis Index Ref. 958. Argus 10/3/1879 page 3. E. G. OVEY, architect, 32 Collins Street, west. Tenders invited for building 14 roomed villa residence, with cellar, tank, dairy and offices at Kilmore.

KA 13 March 1879. p.2. We understand Mr. C.P. Hobson, who recently purchased from the executors of the late Mr. Martin Curtain, the compact little property on which the old Rising Sun Hotel stands, is about to demolish these premises and build a handsome villa, on a more commanding situation, a little distance from the main road. A few more such enterprising residents would infuse fresh vigor into the district.

KA 9 October 1879. NOTICE. All Cattle, Horses or Sheep found straying on "Carlsberg", lately known as the Rising Sun, will be impounded. C.P. Hobson. (COPIED 10 JUNE 1880)

Kilmore Advertiser 15 Feb 1883. TO LET. Carlsberg House and 10 acres. Drawing and dining room and 6 bedrooms. Apply C.P. Hobson, Carlsberg.

KA 29 Nov 1884. Advert. C.P. Hobson selling 50 acres 3r, 22p at corner of Sydney and Heathcote roads.

KA 13 Oct 1888. Advert. P.2 TO LET. "Carlsberg" country residence, containing 9 rooms, bathroom, cellar, kitchen and outbuildings, 3 stall stable, coachhouse, underground tank holding 10,000 gallons., land 30 acres, orchard and garden, about 1 miles from Kilmore station. TO LET furnished or unfurnished. John Vale and Son, 8 Collins-street east, Melbourne.

KA 1 Dec 1888. Same advert as 13 Oct. I have copy.

KA 6 Jan 1894. p.3 Carlsberg Farm To Let. Apply C. P. Hobson, Kilmore.

KA 19 Feb 1898. p.3 Clearing Sale. Carlsberg. C. P. Hobson.

KA 23 April 1898. Mr. Frisby of Carlsberg lost a valuable horse, it died. (I have copy)

KA 4 June 1898. p.3 TO LET. 6 room house, stables, garden. Apply W. Frisby, Carlsberg.

KA 18 March 1899. "Carlsberg" farm known as Mr. C. P. Hobson's property changed hands during the week. Mr. P. Freyne of Kilmore East the new owner. He paid £15 per acre.

KA 21 July 1923. The death took place at Caulfield on Wednesday of Mr. Charles Perry Hobson, formerly of "Carlsberg" Kilmore, and a son of Dr. E. C. Hobson, a pioneer of Victoria. His second wife was a daughter of the late Mr. J. W. Osborn.

HERITAGE CITATION REPORT

KA 24 May 1924. Captain Charles Hobson, son of the late C. P. Hobson, died in Melbourne. Native of Kilmore.

KA 11 Feb 1928. Death of Catherine Freyne "Carlsberg". Age 66. Widow of Patrick.

KA 13 May 1933 p.3 col.2 Auction on 22 May. 44 acres-Parish of Glenburnie. Frank Freyne. Frontage to Hume Hwy. WB residence, 5 rooms, kitchen, pantry, milking shed etc.

KFP 6 Oct 1955 p.4 col.4 Lease by Auction. Carlsberg. For a term of 5 years.

KFP 13 Oct 1955 p.4 Large advert. Lease by Auction and clearing Sale. Carlsberg. Under instructions form Executors of Wm. Freyne. 312 acres. 7 paddocks, 2 creeks. WB House, lined with lath and plaster, is sewerred and water laid on.

KFP 27 Oct 1955 p.4 col.1 Keen interest was taken in the lease by public auction o the well-known property "Carlsberg," Kilmore, comprising 312 acres and offered on behalf of the Estate of Wm. Freyne. After spirited bidding the lease was knocked down to Mr. H. M. Wilkie, of Kilmore, at 5/11/- per acre. The Australian Estates Co., (Agencies) Pty Ltd were the selling agents.

KFP 27 Oct 1955 p.4 col.3. A tiger snake caused a sensation at the auction when it crawled through the crowd. (See file on snake stories).

Martin Curtain had the Rising Sun Hotel.

The hill going out of Kilmore (nth end) is known as Fryne's Hill by the locals.

LH, Hert.Vic(608512), KHS, W(HK), AH, MHSneg.no:R43.02&03

Description

Physical Description

The 1879 - 1888 development contained a brick house, with stucco and verandah, drawing room, dining room, six bedrooms, bathroom, cellar, kitchen and outbuildings, 3 stall stable, coachhouse, underground tank holding 10,000 gallons, land 30 acres, orchard and garden.

Statement of Significance

The farmhouse complex 'Carlsberg', 15 Costello's Road, Kilmore, and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the major characteristics of a substantial homestead complex of late nineteenth century Victorian Period (1851-1901) vernacular outbuildings, associated structures and historic trees.

The farmhouse complex 'Carlsberg', 15 Costello's Road, Kilmore, and its rural setting, is historically significant on a LOCAL level (AHC criteria A 4, H 1). It is strongly associated with the earliest development from 1850 when the original weatherboard house was built and was the home of Martin Curtain who died in 1877. Charles Perry Hobson purchased the property in 1878-9, demolished the old buildings and built a handsome villa, on a more commanding situation, a little distance from the main road. It was purchased by Patrick and Catherine Freyne and remained in the Freyne family until 1955 resulting in locals calling the hill at the north end of Kilmore "Freyne's Hill".

HERITAGE CITATION REPORT

The farmhouse complex 'Carlsberg', 15 Costello's Road, Kilmore, and its rural setting, is scientifically significant on a LOCAL level (AHC criteria C 2, F 1) for its strong presumption of archaeological evidence particularly the remains of the Rising Sun Hotel which was on this property, fronting the Northern Highway and the underground tank near the existing brick house.

Overall, the farmhouse complex 'Carlsberg', 15 Costello's Road, Kilmore, and its rural setting, is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | Yes |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------------|---------------------------|-------|
| Name | HOUSE AND OAK TREE (QUERCUS SP.) | File No | 459 |
| Address | 16B GEORGE STREET, KILMORE | Significance Level | Local |
| Place Type | House,Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended VHR - HI - PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

This house is located in the Private Town of Kilmore in Section 21 in the Parish of Willowmavin, part of Rutledge's Special Survey.

Documents labelled "Deeds re Humes Cottage and Insurance Policy" in the possession of the Knight family identify the various owners of this building. The policy dated February 23, 1878, was in favour of Mrs Anne Hume of Kilmore and costing £1.1.0 included the words "On building of the dwelling, walls stone, roof shingles & iron, including two rooms of wood, enclosed on verandah, detached at least 30 feet from any other building, situate George St. Kilmore, & occupied by Mr Capron ' £300." At that stage her interest in the policy was transferred to Miss Annie M. E. Hume.

Mrs A. Hume was Annie Small, the wife of John Hume, Presbyterian Minister at Kilmore who died in 1855. Annie Mary Eleanor Hume was their daughter. Following her marriage, the name on the policy was changed on May 8, 1879 to Mrs A. M. E. Weir and on August 2, 1883 benefits were transferred to Annabella Turnbull as part of a mortgage agreement. The policy was transferred next on May 26, 1886 to John Taylor who purchased the property. John Taylor died in 1917 and Tucker summarised his importance to the town in Kilmore on the Sydney Road:

John and his brother Daniel opened Taylor Brothers; tailors business. He was the first Mayor of Kilmore and a founder of the Hospital and Mechanics' Institute. He remained a strict teetotaler all his life. For 40 years he served the Presbyterian Church as Secretary and Elder. He was a Justice of the Peace, a staunch member of the Kilmore Agricultural and Pastoral Society, and a Government appointee on the inaugural Waterworks Trust. He was known to one and all as "Uncle John" and whatever the weather always wore a tall hat. With him went 60 years of the town's history.

was the last Chairman of the Municipality of Kilmore and the first mayor of the Borough of Kilmore.

A second insurance policy in the same envelope is in the name of Margaret Jane Manson Taylor and dated February 25, 1930. Margaret Taylor was the daughter of Daniel Taylor, brother of the former owner John Taylor. On April 28, 1952 the policy was transferred into two names, "Margaret Jane Manson Taylor as unpaid vendor and Allan Ernest Knight of Kilmore purchaser". This was because of an arrangements between these two parties enabling Allan Knight to purchase the property direct from Margaret Taylor over a period of time - a generous arrangement enabling the young Knight family to purchase their first home. The centre gable at the front of the house was added by the Knight family in the 1950s.

Oral history suggests that this house was the first Presbyterian Manse in Kilmore. The insurance documents indicate that this is feasible. Alternatively the fact that the house was owned by the Hume family may have instigated the term "Presbyterian Manse".

There is no doubt that the house was in existence by 1878 and that it was directly linked to two important early pioneers of the town - John Hume, Presbyterian Minister of the 1850s, and the much lauded John Taylor, first mayor of Kilmore and resident of the town from 1855.

Source: Susie Zada.

REFERENCES

Plan of Private Town of Kilmore, n.d. Source: State Library of Victoria, Put-away Plan Collection, K41 (microfiche); Victorian BDM Indexes, CD-Rom; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 77-9, 200, 249; Maher, J A, The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town, Lowden Publishing Co., Donvale, 2002, p. 65-7; Kilmore Heritage Study, Shire of Kilmore, 1982; Information

HERITAGE CITATION REPORT

and details from documents provided by the Knight family of Kilmore, owners of this property in 1952.

Description

Physical Description

A square plan cottage with a very steeply pitched hipped roof, originally clad in timber shingles with painted galvanised corrugated iron added over the top. The walls of the main building are constructed of stone. The front verandah and gable projecting porch are later additions c 1950s. The front windows appear to have been altered. A mature Oak (*Quercus sp.*) is a notable feature of the garden and provides a related setting for the house.

Statement of Significance

The house at 16 George Street Kilmore, is aesthetically significant on a LOCAL level (Criteria D & E) as an example of an early c1850-60s Victorian stone house in the Georgian style with symmetrical form and fenestration. The steeply pitched roof is clad in painted and lapped galvanised corrugated iron. The aesthetic qualities of the house are enhanced by the mature Oak.

The house at 16 George Street Kilmore, is historically significant on a LOCAL level (Criterion A) as an extant example of a very early residence in the Private Town of Kilmore. Stylistically it appears to be an 1850s house and may have been built as the Presbyterian Manse. Documentary evidence shows that the house was in existence by 1878 and that it was directly linked to two important early pioneers of the town - John Hume, Presbyterian Minister of the 1850s, and the much lauded John Taylor, first mayor of Kilmore and resident of the town from 1855.

Overall, house at 16 George Street Kilmore, is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | BEUHNE MEMORIAL CAIRN AND AVENUE OF SOUTHERN MAHOGANY GUMS | File No | 1303 |
| Address | KILMORE-BROADFORD ROAD, KILMORE NORTHERN HIGHWAY, KILMORE | Significance Level | Local |
| Place Type | Cairn, Monument, Tree groups - avenue | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Maker / Builder J J Kenny

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6. *Developing cultural life; 6.4 Celebrating significant events*

Place history

The Beuhne Memorial, comprising an avenue of Mahogany Gums and a bluestone cairn alongside the Kilmore-Broadford Road was created in 1949 by the Victorian Apiarists Association. The following account of the unveiling of the cairn is from the *Kilmore Free Press*:

100 persons assembled on the Hume Highway just north of Kilmore for the unveiling ceremony of a Memorial Cairn erected in honor of the late Mr Frederick Richard Beuhne. The memorial was erected by the Victorian Apiarists' Association of which the late Mr. Beuhne was a foundation member and formerly resided at Tooborac.

Mr. G. Loft, President of the Victorian Apiarists' Association unveiled the memorial, which was built by Mr J.J. Kenny, of Kilmore. The memorial bears the inscription:

BEUHNE MEMORIAL. This cairn marks an avenue of trees planted by the Victorian Apiarists' Association in appreciation and commemoration of the work of Frederick Richard Beuhne in the interest of apiculture.

The ceremony was held as a culmination to the Association's Jubilee Conference held in Melbourne in the week prior to the unveiling of the memorial. Apiarists from throughout Victoria travelled to Kilmore for the occasion by two buses and a number of cars from Melbourne. Included in the gathering were representatives of the NSW, South Australian, Western Australian and Queensland Apiarists' Associations. Crs J. Clancy (President) and T.G. Chapman were also present representing the Kilmore Shire Council. Mr George Loft, in extending a welcome to the visitors said the occasion was 'a memorable one for apiarists as the man whose memory they were honoring had contributed so much of the success of the Association and the beekeeping industry of Australia'. Mr Claude Beuhne, son of the late Mr. F.R. Beuhne attended the ceremony.

Mr Fred Morgan, Federal President of the Australian Apiarists' Association, said the late Mr Beuhne had given very great service to the industry and was well known throughout Australia. His scientific investigation and work with the Department of Agriculture had laid the foundation for the industry's success and beekeepers owed a great debt to the late Mr Beuhne. He was an active member of an early Association and foundation member of the Association when it was reorganised in 1892. The late Mr Beuhne was the first President of the Victorian Apiarists Association from 1900 to 1910; he was president, secretary and editor of the Association's journal and was never out of office for 33 years.

Mr Smart (President NSW Association), Mr Roy Higgins (Vice President Queensland Association) and Mr Frank Armstrong (Western Australian Association) paid tribute saying his writings had made him a nation-wide figure, as well as an authority on every aspect of the industry. The first publication by the Department of Agriculture on bees was written by the late Mr Beuhne and he also wrote "Beekeeping in Victoria" which in itself was a monument to his name.

Mr Beuhne was a resident of Tooborac for many years until his death in 1933 and well known in the district. In selecting the site for the memorial the Apiarists' Association considered that it was on a Highway which the late Mr Beuhne had frequently traversed during his lifetime, and on which an avenue of trees had previously been planted.

[Note: This is an edited version of the history originally prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

HERITAGE CITATION REPORT

Sources

Kilmore Free Press, June 30th 1949, p.5
Email from Phil Clancy August 2003
Heather Knight, Kilmore Historical Society, pers. comm.

Relevant Historical Australian Themes

- 3.14.2 Using Australian materials in construction
- 3.5 Developing primary production
- 5.8 Working on the land

Description

Physical Description

Coursed random rubble bluestone monument built from a square plan form, rising about two metres with haunched corners forming a flat top of slightly smaller dimensions to the base. A metal plaque is fixed to the road frontage. The memorial to F.R. Beuhne was constructed to mark the location of the Avenue of Trees planted just prior to its construction in 1949, by the Victorian Apiarists' Association in their Jubilee year.

The trees are *Eucalyptus botryoides* or Southern Mahogany Gum. They are healthy and form an avenue on the East side of the road opposite the memorial. The land developer to the East of the memorial took out at least one to put in a driveway just recently.

We do not understand why this species was chosen as it originates from far Eastern Gippsland, but it is a fine strong tree.

Ref. Email communication from Phil Clancy.

Statement of Significance

The Beuhne Memorial Cairn and Avenue of Southern Mahogany Gums. 1949, Kilmore-Broadford Road, Broadford is aesthetically significant at a LOCAL level (E1) as a cultural landscape consisting of a distinctive avenue of 55 year old Southern Mahogany Gums.

The Beuhne Memorial Cairn and Avenue of Southern Mahogany Gums. 1949, Kilmore-Broadford Road, Broadford is historically significant (A4, H1) at a LOCAL level for the association with the ceremony to unveil a Memorial Cairn erected in honor of the late Mr Frederick Richard Beuhne. The memorial was erected by the Victorian Apiarists' Association of which the late Mr. Beuhne was a foundation member and formerly resided at Tooborac,

Overall, The Beuhne Memorial Cairn and Avenue of Southern Mahogany Gums 1949, Kilmore-Broadford Road, Broadford is culturally significant at a LOCAL level.

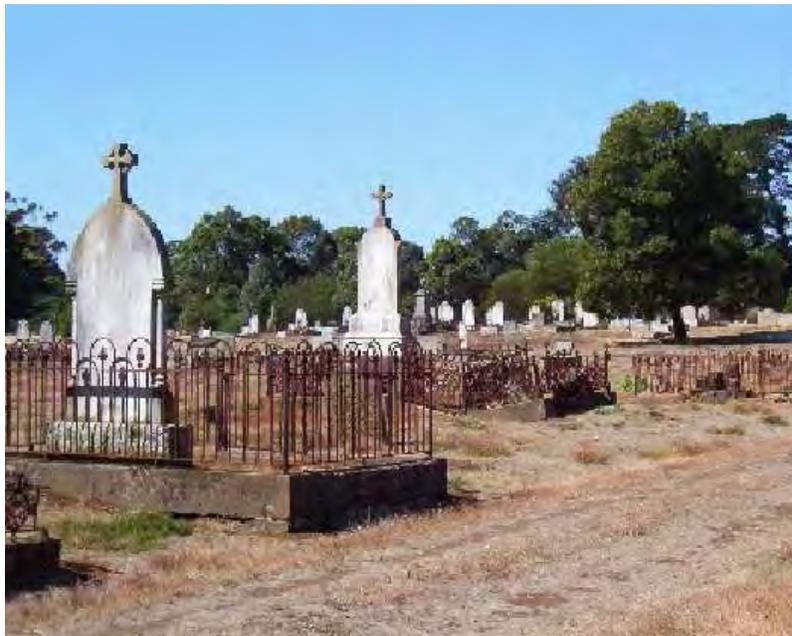
HERITAGE CITATION REPORT

Recommendations 2013

| | |
|---|--------------------------------------|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | Yes Avenue of Southern Mahogany Gums |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | KILMORE GENERAL CEMETERY | File No | 482 |
| Address | 165 KILMORE-LANCEFIELD ROAD, KILMORE | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground, Monument, Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

History and Historical Context

The Kilmore General Cemetery is located at the south east corner of the Kilmore-Lancefield Road and Paynes Road. The original Cemetery Reserve of 8 acres was proclaimed in 1850 and was set back from the Kilmore-Lancefield Road however there were extensions to the east of 12 acres in 1861 and further extensions fronting the main road of 12 acres in 1873 and almost 8 acres in 1938.

The Catholic Cemetery is separate to the general cemetery as the Catholic section in the original cemetery was prone to flooding but more importantly it was badly neglected by the Cemetery Trustees. In 1872 a separate Catholic Cemetery was proclaimed north east of the general cemetery fronting the Kilmore-Lancefield Road.

Complaints about the General Cemetery were a regular feature in the local newspapers - the Kilmore Examiner, Kilmore Free Press, and Kilmore Advertiser.

Monumental Inscriptions of the cemetery indicate that there were burials at least as early as 1845 and possibly earlier. Details from the headstones in the cemetery are an important part of Kilmore's history especially as burial records were not maintained for many years. In 1880 John Taylor, former Mayor of Kilmore, in a letter to the Kilmore Advertiser stated that no burial records were kept of the location of graves which could only be found by "local knowledge". Another letter in 1885 also criticised the lack of burial records and in 1896 it was reported that before constructing a monument a grave had to be opened and the plaque on the coffin read to ensure that it was the right location and body! The general condition of the cemetery was appalling and reported in the press. Complaints included: cemetery used as a grazing paddock (1861); graves dug were too small causing problems with burials (1870); wilderness and disgraceful condition (1874 and 1875); and the bad condition of road to the cemetery (1880). Although various works and "improvements" were made the cemetery continued to be neglected with many more reports on bad conditions in 1888, 1896, 1912, 1917, 1923, 1959, and 1974 - and these are only a small selection of the articles. In 1974 a letter to the editor of the Kilmore Free Press complained of "the shocking state of the cemetery".

Some of the improvements instigated by the Trustees included: walks and paths (1865); repairs to fence (1874); "slow work" on the new road to the cemetery (1882); repairs to gates (1882); improvements (1885); post and three-rail fence (1889); planting of trees along driveway (1903); improvements (1925); wire netting (1926); and working bees (1959). In 1896 the Cemetery Trust was described as "apathetic and effete".

New Trustees for the Kilmore General Cemetery have had the unenviable task of repairing more than a century of damage and neglect in a cemetery whose headstones are a record of the early pioneers and settlers of what is known as "Victoria's oldest inland town".

Source: Susie Zada.

REFERENCES

Plan of the Parish of Bylands, 1961. Source: State Library of Victoria, Map Collection; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 14-5, 177-8; Holloway, Anne (comp.), A Drive Around the Rutledge Survey, Kilmore Historical Society Inc., Kilmore, 1991, p. 5; Kilmore Examiner, Kilmore Free Press, Kilmore Advertiser, various dates. Source: Extracts from Kilmore newspapers, Heather Knight; Killion, Martyn C H and Garnsey, Heather E, Cemeteries in Australia: A Register of Transcriptions, Australasian Federation of Family History Organisations, Sydney, 1994.

Description

HERITAGE CITATION REPORT

Physical Description

The cemetery has a formal layout of graves and paths, avenue of trees and other nineteenth cemetery design. There are numerous graves with significant examples of cast and wrought iron railings, stone monuments, and other examples of funerary craftsmanship.

Recommended Management

A Conservation Management Plan be prepared as a high priority prior to any further alterations to roads, paths, fences, monuments or removal of trees.

Statement of Significance

The Kilmore General Cemetery, Kilmore-Lancefield Road, Kilmore, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the design characteristics of a country cemetery which commenced at least as early as 1845, including the layout, with associated funerary structures and historic trees.

The Kilmore General Cemetery, Kilmore-Lancefield Road, Kilmore, is historically and socially significant on a LOCAL level (AHC criteria A 4, H 1, C 2, G 1). It is strongly associated with the continual development and community of the town and district of Kilmore from at least 1845 (known earliest burial) up to and including 2005, a period of 160 years. Typical of country towns the names in the list of burials include early pioneers and settlers and multiple generations of families who settled in the region.

The Kilmore General Cemetery, Kilmore-Lancefield Road, Kilmore, is scientifically significant on a LOCAL level (AHC criteria, F 1) for the numerous important examples of the technical skills and materials dating from 1845.

Overall, the Kilmore General Cemetery, Kilmore-Lancefield Road, Kilmore, is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------------|---------------------------|-------|
| Name | KILMORE CATHOLIC CEMETERY | File No | 990 |
| Address | 165 KILMORE-LANCEFIELD ROAD, KILMORE | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS** Yes

History and Historical Context

The Kilmore Catholic Cemetery is located east of the General Cemetery near the south east corner of the Kilmore-Lancefield Road and Paynes Road. There was a Catholic section in the original Kilmore Cemetery however the section was prone to flooding but more importantly it was badly neglected by the Cemetery Trustees. In 1872 a separate Catholic Cemetery of five acres was proclaimed north east of the general cemetery fronting the Kilmore-Lancefield Road. The land was gazetted in the name of Farrelly, presumably Fr. Michael Farrelly who was the Parish Priest in Kilmore at the time.

The first burial in the new Catholic Cemetery was that of Mr. Gorman in January 1872 although consecration of the cemetery did not take place until May 1880. At the time it was announced that the consecration of a Catholic cemetery had only occurred in two other places in Australia, one at Castlemaine and the other in a town in New South Wales. In 1889 fences were erected around the cemetery and in 1918 pine trees causing damage at the cemetery were removed. Kilmore was a major centre of Catholicism in Victoria and was created a separate mission from Melbourne in April 1849 by Bishop Goold. The burials in the Catholic Cemetery are a record of the early Catholic pioneers and settlers of what is known as "Victoria's oldest inland town".

Source: Susie Zada.

HERITAGE CITATION REPORT

REFERENCES

History Reference:

Plan of the Parish of Bylands, 1961. Source: State Library of Victoria, Map Collection; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 14-5, 81, 138, 177-8; Holloway, Anne (comp.), A Drive Around the Rutledge Survey, Kilmore Historical Society Inc., Kilmore, 1991, p. 5; Kilmore Examiner, Kilmore Free Press, Kilmore Advertiser, various dates. Source: Extracts from Kilmore newspapers, Heather Knight; Killion, Martyn C H and Garnsey, Heather E, Cemeteries in Australia: A Register of Transcriptions, Australasian Federation of Family History Organisations, Sydney, 1994; Ebsworth, Rev Walter, Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p. 115.

Relevant Historical Australian Themes

8.6.2 Maintaining religious traditions and ceremonies

- 9.7.1 Dealing with human remains
- 9.7.2 Mourning the dead
- 9.7.3 Remembering the dead

Description

Physical Description

The site of the Kilmore Catholic Cemetery encompasses land with numerous graves, funery structures, path and allotment layouts and trees dating back to the mid nineteenth century.

Recommended Management

A Conservation Management Plan be prepared as a high priority prior to any further alterations to roads, paths, fences, monuments or removal of trees.

Statement of Significance

The Kilmore Roman Catholic Cemetery, Lancefield Road, Kilmore, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a cultural landscape containing the design characteristics of a country cemetery which commenced in 1872, including the layout, with associated funery structures and historic trees.

The Kilmore Roman Catholic Cemetery, Lancefield Road, Kilmore, is historically and socially significant on a LOCAL level (AHC criteria A 4, H 1, C 2, G 1). It is strongly associated with Kilmore as a major centre of Catholicism in Victoria and which was created a separate mission from Melbourne in April 1849 by Bishop Goold. The burials in the Catholic Cemetery are a record of the early Catholic pioneers and settlers of what is known as "Victoria's oldest inland town", during a period of 133 years.

The Kilmore Roman Catholic Cemetery, Lancefield Road, Kilmore, is scientifically significant on a LOCAL level (AHC criteria, F 1) for the numerous examples of the technical skills and materials dating from 1872.

Overall, the Kilmore Roman Catholic Cemetery, Lancefield Road, Kilmore, is culturally significant at a LOCAL level.

HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------------|---------------------------|-------|
| Name | BLUESTONE COTTAGE (WYLDECOURT) | File No | 675 |
| Address | 370 KILMORE-LANCEFIELD ROAD, KILMORE | Significance Level | Local |
| Place Type | Homestead Complex, Water tank/pump | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended VHR - HI - PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

"Wyldecourt" (sometimes spelt Wyldcourt) is located in the Parish of Willowmavin on Rutledge's Special Survey. It is not known when the bluestone cottage was built nor the first owners, however Robert Nathaniel Chapman purchased it from the Goodmans in 1916. Goodman families were at Goldie and Kilmore from the 1870s. An unconfirmed report states that there was a hotel in a bluestone building on the Chapman's property - it is not known if there is any connection to this "cottage".

Dodd in 'Looking Back at Willowmavin' refers to "locals misbehaving at Piggy Goodman's sly grog shop at 'Wyldcourt' on the Lancefield Road". "Piggy" Goodman was actually Thomas Goodman who got his nickname from the fact that he was a "substantial dealer in pigs".

Oral history from the current owner (via previous owners the Chapman family) is that the timber sheds were moved to the site from Brunswick.

Source: Susie Zada.

REFERENCES

Kilmore Advertiser, various dates. Source: Extracts from Kilmore newspapers, Heather Knight;
Dodd, Stuart F, Looking Back at Willowmavin, Willowmavin Primary School Centenary Committee, Willowmavin, 1984, p. 135;
Holloway, Anne (comp.), A Drive Around the Rutledge Survey, Kilmore Historical Society Inc., Kilmore, 1991, p. 6;
Information provided by the Kilmore Historical Society Inc. and Jim Lowden.

Kilmore Advertiser 21 April 1928. Wedding of Mary Chapman of "Wildecourt" (sic) to Clifford Adamson.
Kilmore Advertiser 23 March 1929. Mention of Mr. H. Chapman burning off on his property Wyldecourt, it got out of control.

References to Piggy Goodman's sly grog shop at "Wyldcourt" on the Lancefield Road. Looking Back at Willowmavin page 135

Jim Lowden. NW corner of Campaspe and Lancefield Roads, Kilmore. Thomas "Piggy" Goodman who was a substantial dealer in pigs was reputed to have sold sly grog. Robert Nathaniel Chapman bought the property about 1916.

This hotel was on the Lancefield road. A blue stone building two and a half miles from Kilmore in what was Chapmans property. Pat Clarke 1 May 2001.

W(RF)
1.8 Km from intersection of Paynes Road and Lancefield Road

Description

Physical Description

Wyldecourt comprises a modest bluestone cottage with a steeply pitched gable that extends to the rear of the house as a skillion roof. The roof is clad with galvanised corrugated iron and the walls of the main building are constructed of coursed bluestone with a chimney at one end. The front of the house faces Kilmore- Lancefield Road however the front verandah is not an original feature and has been added later. The bluestone house has an extension at the rear including a weatherboard laundry and a linking building between these two parts. The yard around the house contains a domed underground tank of c.1918. Fencing around the house is of modern derivation. A series of open sided and enclosed timber framed, weatherboard clad and gable roofed sheds form one side of the farm complex. These have been transported to the site and assembled. Behind the timber sheds are later features of the site including a contemporary galvanised iron shearing shed, hay shed, shelters and sheep yards built c.1960 and later.

Physical Description

Archaeology, Building, Relic / Ruin, Residential

Statement of Significance

The farm complex known as Wyldecourt at 370 Kilmore -Lancefield Road Kilmore is significant:

Significant elements of the place are:

- . the c.1850s-60s bluestone house
- . the c.1918 domed water tank
- . timber framed, weatherboard gable roofed sheds
- .

The following elements are not significant:

- . metal hay shed,
- . shearing shed,
- . shelters and
- . yards.
- . rear extensions to the house
- . front verandah
- . fence around house

HERITAGE CITATION REPORT

The "Wyldecourt" house Lancefield Road, Kilmore, is aesthetically significant on a LOCAL level (AHC criterion D2) as an example of an early c 1850-60s Victorian bluestone house and chimney in the Georgian style with symmetrical form and fenestration. The timber open sided sheds transported to the site and assembled adjacent to the house are significant as a contributing feature to the complex.

The "Wyldecourt" house Lancefield Road, Kilmore, is historically significant on a LOCAL level (AHC criterion A4) as an extant example of a very early residence located in the Parish of Willowmavin on Rutledge's Special Survey. Stylistically it appears to be a c1850s house. Historical evidence indicates that the house was Thomas "Piggy" Goodman's slygrog shop at who got his nickname from the fact that he was a "substantial dealer in pigs".

The "Wyldecourt" house Lancefield Road, Kilmore, is scientifically significant on a LOCAL level (AHC criterion F1) for the use of early and local building materials, and the underground domed watertank.

Overall, "Wyldecourt" house Lancefield Road, Kilmore, is culturally significant at a LOCAL level.

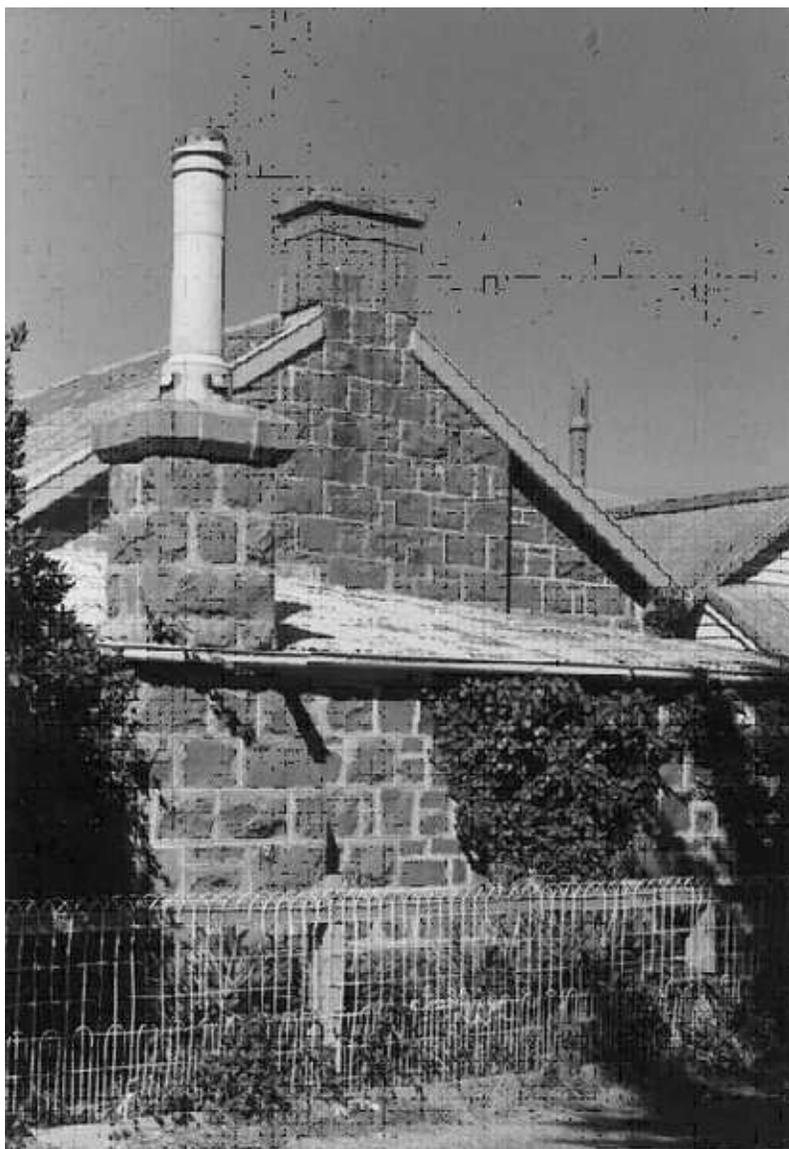
Recommendations 2006

| | |
|---|--|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | Yes Timber sheds closest to the house are significant but shearing shed, hay shed, shelters and yards are not. |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------------|---------------------------|-------|
| Name | WOODBURN HOMESTEAD COMPLEX | File No | 699 |
| Address | 125 MCDOUGALLS ROAD, KILMORE | Significance Level | Local |
| Place Type | Homestead Complex, Tree | | |
| Citation Date | 2006 | | |





**Recommended
Heritage Protection**

VHR - HI - PS Yes

Architectural Style

Interwar Period (c.1919-c.1940)
Georgian Revival

History and Historical Context

The "Woodburn" Estate is located in the Parishes of Forbes and Bylands and includes Sections 16, 17 and 18 plus other smaller parcels in the Parish of Forbes and the Pontesford (also spelt Pontisford) pre-emptive right in the Parish of Bylands. H H and W Jones were the first holders of this run in 1840, followed by A D and A E Tootal, W R Looker, J and G Mouatt, Andrew Linton and Charles Grattan Anderson.

HERITAGE CITATION REPORT

Linton held the run from September 1852 to January 1854 and an 1853 feature plan of the Parish of Bylands shows Linton's pre-emptive right with homestead, dwelling and other buildings close to the location of the existing "Woodburn" buildings. Some of the older extant buildings may date back to this period.

Andrew Beveridge held the run called Woodburn near Beveridge from 1840 to 1856 and c.1856 purchased the Pontesford pre-emptive right together with Crown Allotments 16, 17 and 18 immediately west of Pontesford. The name "Woodburn" was obviously transferred from his Beveridge property. Andrew died in 1872 and his wife, Margaret Spratt, in 1890. Two of their six sons, George Spratt Beveridge and Mitchell Kilgour Beveridge were prominent and active citizens of Kilmore and appeared on the 1856 electoral roll at Kilmore and "Woodburn" respectively. George, who remained a bachelor, was remembered for his "kindly interest in the welfare of his neighbours". Mitchell was a journalist, poet and author and left his mark on Kilmore when he established the Kilmore Advertiser in 1874 and remained the editor for eight years. George died in 1891 and the same year the title of "Woodburn" was registered in the name of Mitchell Kilgour Beveridge, grazier of Kilmore.

In 1906 Mitchell, who gave his address as Malvern in Melbourne, sold "Woodburn" to the Honorable Thomas Henry Payne of "Leura", Toorak Road, Toorak. The estate contained more than 2,056 acres. "Woodburn" has remained in the Payne family since 1906. Following the death of Thomas Henry in 1932, it passed to his son Thomas Edward Neville Payne and after his death in 1971 to Thomas Dale Payne and Douglas Neville Payne.

In 1918, Payne and "Woodburn" were praised for their Lincoln (sheep) stud producing quality meat and wool, and Red Polled (sic) cattle. The "chief sire in the stud ' Woodburn Tabacum ' won reserve championship" at the Royal Agricultural Society of Victoria in 1918. During Douglas Neville Payne's time at "Woodburn" he appears to have concentrated on Red Poll and Hereford studs. "Woodburn" also had the distinction of being the first telephone connection from the Kilmore Post Office to a private house in January 1910.

It is not known when the various buildings at "Woodburn" were erected however the buildings and the estate are significant in the history of Kilmore with two of the town's most prominent families being owners of the property for almost 150 years.

Source: Susie Zada.

REFERENCES

Plan of Parish of Forbes, n.d. Source: State Library of Victoria, Put-away Plan Collection, F17(3) (microfiche); Billis, R V and Kenyon, A S, Pastoral Pioneers of Port Phillip, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974, pp. 266, 302; Spreadborough, Robert & Anderson, Hugh, Victorian Squatters, Red Rooster Press, Ascot Vale, 1983; Plan of Suburban Allotments in the Parish of Bylands Kilmore, 1853. Source: State Library of Victoria, Historic Maps & Plans collection, FEATR 544 (microfiche); Legislative Council Electoral Roll for the North-Western Province Kilmore Division, July 21 1856 - June 30, 1857. Source: Kilmore Historical Society Inc.; Victorian BDM Indexes, CD-Rom; Maher, J A, The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town, Lowden Publishing Co., Donvale, 2002, p. 1, 2, 5, 6, 7, 118-9, 135-6; Kilmore Advertiser December 14, 1918; Extracts from Kilmore newspapers, Heather Knight; Kilmore's Agriculture, web site: <http://www.theruralstore.com.au/MechanicsInstitute/Agriculture.html> .

Owned by (?) Beveridge family.

KA 18 Aug 1906. Hon Thomas Payne M.L.C. purchased Woodburn.

KA 7 Sept 1918. Fire at Woodburn caused by lightning. Building saved.

HERITAGE CITATION REPORT

KA 14 Dec 1918. page 3. column on Woodburn.

KA 15 March 1924. Column on the Beveridge Family.

KA 3 Dec 1932. Obit for Thomas H. Payne. COPIED

Woodburn originally owned by the Beveridge family. Early settlers at Beveridge, a son killed at Swan Hill by Aborigines and M.K. Beveridge began the Kilmore Advertiser. Another son an expert on the Aborigines and wrote several books, as did M.K. Beveridge

Description

Physical Description

There is a very early collection of c.1852 nineteenth century Victorian Period (1851-1901) Georgian solid bluestone buildings, which are similar in style to Scottish and Irish homes of that era, and c1932 two storey face brick Interwar Georgian Revival building with cement render contrasting decorative bands and verandah balustrade, and arched entry. In parts, the verandah is constructed of timber fretwork .

Recommended Management

A Conservation Management Plan is highly recommended for this property.

Physical Description

Building, Fence, Garden, Gate, Residential, Tree(s)

Statement of Significance

The 'Woodburn' homestead, outbuildings, fence, gates, trees and associated structures, 125 Mc Dougalls Road, Kilmore and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) which demonstrates a very early collection of c.1852 nineteenth century Victorian Period (1851-1901) Georgian solid bluestone buildings, which are similar in style to Scottish and Irish homes of that era, and c1932 two storey face brick Interwar Georgian Revival building with cement render contrasting decorative bands and verandah balustrade, and arched entry. In parts the verandah is constructed of timber fretwork .

The 'Woodburn' homestead, outbuildings, fence, gates, trees and associated structures, 125 Mc Dougalls Road, Kilmore, and its rural setting is historically significant on a LOCAL level (AHC criteria A 4, H 1). "Woodburn" is located on the Pontesford (also spelt Pontisford) pre-emptive right in the Parish of Bylands, Linton held the run from September 1852 to January 1854 and an 1853 feature plan of the Parish of Bylands shows Linton's pre-emptive right with homestead, dwelling and other buildings close to the location of the existing "Woodburn" buildings. Some of the older extant buildings may date back to this period. Andrew Beveridge and his descendents owned the property from 1856 until it was sold in 1906 and it has remained in the Payne family since 1906. The estate is significant in the history of Kilmore with two of the town's most prominent families being owners of the property for almost 150 years..

The 'Woodburn' homestead, outbuildings, fence, gates, trees and associated structures, 125 Mc Dougalls Road, Kilmore, and its rural setting is scientifically significant on a LOCAL level (AHC criteria C 2, F 1) for the early 1850s construction

HERITAGE CITATION REPORT

of solid bluestone blocks.

Overall, 'Woodburn' homestead, outbuildings, fence, gates, trees and associated structures, 125 Mc Dougalls Road, Kilmore, and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | Yes |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------|---------------------------|-------|
| Name | BLUESTONE KERB and CHANNEL | File No | 696 |
| Address | MELBOURNE STREET, KILMORE | Significance Level | Local |
| Place Type | Storm Water Drain | | |
| Citation Date | 2006 | | |



Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

3. *Linking communities; 3.1 Moving goods and people and distributing information*

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840 (Huddle, 2006:261-5).

In 1841 William Rutledge purchased 5,120 acres, at a cost of 1 pound per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney Road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney (Huddle, 2006:261-5).

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the 'Kilmore Special Survey' describing the town allotments as possessing 'the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose' (Huddle, 2006:261-5).

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the 'new' town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street (Huddle, 2006:261-5).

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along 'Sydney Road', with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a 'Parsonage and School' in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the town until the 1890s. The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901 (Huddle, 2006:261-5).

Place history

The exact date of this remnant bluestone kerb and channel is not known, but it is possible that it was formed by the mid to late nineteenth century. As noted by Tucker (1988:177) Melbourne Street was one of the principal streets shown on the c.1855 *Plan of the Private Town of Kilmore* (SLV) and in 1865 it was one of nine streets partially formed and installed by

HERITAGE CITATION REPORT

the Borough Council (the others were Gipps, Fitzroy, Albert, Union, Allen, Hamilton, Lumsden and Bourke) (Tucker, 1988:11). By that time the principal thoroughfare, Sydney Street was almost fully formed and described as a wide street with deep gutters on either side (Tucker, 1988:1).

By 1866 Melbourne Street contained at least six residences (Tucker, 1988:10) and the most intact section of the kerb and channel is outside the early houses at Nos. 8 & 10.

Sources

Lorraine Huddle Pty Ltd, *Mitchell Shire Heritage Study Stage 2* (2006), Volume 4: Precinct documentation
State Library of Victoria (SLV) Put-away plan collection, K41

Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988

Relevant Historical Australian Themes

- 3.14.1 Building to suit Australian conditions
- 3.8.7 Building and maintaining roads

Description

Physical Description

The east side of Melbourne Street between Foote and Bourke streets contains a remnant bluestone kerb and channel of indeterminate age. For most of its length the 'gutter' consists of one or two kerb stones, with no channel stones laid in front, however, the section in front of the early houses at nos. 8 & 10 comprises a properly formed gutter comprising a single kerb stone and a channel two to three stones deep.

The opposite side of Melbourne Street contains exposed rock facings, which possibly may have been the source of the stone for this gutter.

Recommended Management

Install an interpretative sign on site so that the rarity of the structure is understood, and accidental removal by council employees or owners of land nearby, is minimised. Develop a policy for the maintenance of this infrastructure. Include this as a separate entry in the asset management register of the shire.

Comparative Analysis

Bluestone or brick gutters such as this were once common in rural towns throughout the Shire, but have become increasingly rare as they are progressively replaced with concrete kerb and channelling. While stone was commonly used in areas where it was available, bricks began to be used once brickworks were established by the late nineteenth and early twentieth century.

The quality and workmanship displayed in the construction of the gutters varied from very carefully laid spoon or swale drains that can be seen in early images of main streets such as Sydney Street in Kilmore to more rustic examples such as this one in Melbourne Street, which typically comprise a single kerb stone and two or three stones laid flat in front to

form the channel.

This is not the last remaining example of this type of infrastructure in Kilmore. Similar examples of bluestone kerb and channel exist within Albert Street and Society Street. Some sections of the kerb and channel in those streets have been re-laid using modern mortar (e.g., the section turning the south-east corner of Albert and Society streets), while the other sections generally comprise a single kerb stone with a single drain pitcher, butted together with no mortar.

The remnant bluestone gutters in Society and Albert streets are included in heritage overlay as part of the HO100 Society Street heritage precinct. The 2012 Review prepared an updated SoS for this precinct, which specifically cites the bluestone kerb and channel as contributing to the significance of the precinct.

Statement of Significance

What is significant?

The bluestone kerb and channel on the east side of Melbourne Street between Bourke and Foote streets in Kilmore is significant. The formation outside nos. 8 & 10 Melbourne Street, comprising a single kerb stone with two or three channel stones is of particular significance.

How is it significant?

The bluestone kerb and channel in Melbourne Street, Kilmore is of local historic significance to Mitchell Shire.

Why is it significant?

Historically, the kerb and channel provides evidence of the early development of Kilmore township, and the formation of the township layout in accordance with the plan prepared c.1855. The importance of roads was reflected in the creation of Roads Boards in the mid-nineteenth century that were the forerunners of local government authorities. As the name suggests, they were primarily concerned with the management and maintenance of the early road network. (Criteria A & H)

The significance of the kerb and channel is enhanced by its rarity value. (Criterion B) As the roads have been continually upgraded over time, little evidence remains of early road construction and this kerb and channel is a now rare example within Kilmore township.

HERITAGE CITATION REPORT

Recommendations 2006

| | |
|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------|---------------------------|-------|
| Name | HUME and HOVELL MONUMENT | File No | 497 |
| Address | MONUMENT ROAD, KILMORE | Significance Level | Local |
| Place Type | Monument | | |
| Citation Date | 2012 | | |





Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

History

The Hume and Hovell monument at Kilmore is one of 37 monuments erected during the 1920s in Victoria to celebrate the centenary of the Hume and Hovell Expedition. The route was accurately mapped and a coordinated effort made, together with local councils, to erect appropriate monuments in appropriate locations. Herbert Hansford of the Lands Department delineated and mapped the route of the Hume and Hovell expedition for the centenary celebrations. According to the *Victorian Historical Magazine*, 'the knowledge he had acquired enabled him, also, to offer the best advice as to the places where monuments might be erected.' From 1924, the commemorative efforts in most localities took the form of the erection of a cairn or obelisk bearing a tablet, and the holding of an unveiling ceremony and a picnic. The central committee sent representatives to each ceremony. The monuments were erected in a variety of shapes and sizes, and some were completed after 1924 and as late as 1927 when funds became available.

Plans for the Hume and Hovell Centenary celebrations at Kilmore progressed following a public meeting and formation of a committee. In 1924 the *Kilmore Advertiser* reported that Sir James Barrett visited Cr McFadzean when "He was told about the great potentialities of Kilmore and particularly of the special advantages of the 'Look-out' in connection with the forthcoming celebration of the centenary of Hume and Hovell's "Great Adventure". Sir James then deputed Cr McFadzean to make arrangements for him, and to tell the Kilmore folk that he would be delighted to come and lay the foundation of the cairn on the Look-out and give an address. Cr. Ryan then offered stones from the walls of the old Kilmore Gaol for the cairn.

The importance of the anniversary and the significance of Hume and Hovell's journey were reflected in the State plans for the centenary which included the naming of the Hume Highway by the Country Roads Board, and the fleet of cars which were to travel the route from Albury to Lara. The actual route taken by Hume and Hovell in 1824 was inaccessible

HERITAGE CITATION REPORT

by car and only certain vantage points provided a good view. The *Advertiser* reported that "One of the finest is from the Look-out on the forest reserve at Kilmore" which would be the most suitable location to build a cairn. The advantages of this location was reported in the *Argus* and the *Advertiser*:

From it many miles of country travelled by the exploring party is directly under view, covering the track taken by them after leaving the Murchison, up the Sunday Creek, which rises in the ranges commanded by the Out-look, down the valley towards Wandong and then to Mount Disappointment, which is also under view from this vantage point.

The excitement of the expeditionary party by the discovery of this vantage point is recorded by Hamilton Hume in his journal:

Being some distance ahead of the party I observed an opening and fall of the land far to the south, thinking at last the struggle at last won, my heart rose and I cheered long and loud, most of the men left their cattle and rushed towards me, Mr Hovell amongst their number.

The vast area now known as Monument Hill became known as a lookout in the early years of European settlement that followed the Hume and Hovell expedition. A view that would have been of interest was boundary lines of the Rutledge Special Survey, which reveals that it encompassed the best farming country near Kilmore. It was set-aside as a public park in 1911 and formed part of a large reserve extended from the Kilmore Lake to the lookout.

Although a cairn had initially been planned for the lookout, the plan adopted was one presented by Mr. R. Fennelly, C.E., which proposed moving and re-erecting an old tower from the Kilmore Gaol. The directors of the Kilmore Dairy Co. donated the stone tower (sometimes referred to as the guard's tower), which was described as being "25ft high, with spiral stone steps, the platform being 10ft x 8ft". Mr. Fennelly suggested that the tower could be raised an additional four feet higher by using a bluestone foundation. An appeal for funds was launched and the *Advertiser* reported the list of donors and amounts each week. It also listed people who volunteered to assist with carting material up the track to the summit: Messrs D. Clancy, R. Bowers, J. Butler, E. Poulter, J. Proudfoot, J. Bryden, G. Hamilton, A. Mier and H. Chapman.

Mr. James Proudfoot demolished the bluestone tower at the old gaol and rebuilt it in a similar form at the lookout. The cost of the work was estimated at £100. Mr. R. Bowers had the task of repairing the "road" to ensure the drays could transport the material to the summit. Kilmore residents were not the only donors to the monument appeal with donations coming from Melbourne and other Victorian country towns, accompanied by letters of congratulations and support. The Hume and Hovell Memorial Committee held regular well-attended meetings to ensure the monument was completed in time for the celebrations. They chose October 25th as the day of the "carting bee" when most of the material was transported to the monument site, and agreed to invite Lord Stradbroke, the State Governor to unveil the memorial. Thirty-three loads of material were carted up to the summit between 8.00 a.m. and sunset and the sentiments expressed in the *Advertiser* are worth repeating:

The ten teamsters, with their magnificent horses, presented an inspiring [sic] as well as an unusual sight in our township, and, when one considers it was all done free of charge for the memorial in honour of the explorers Hume and Hovell, one feels sure that the spirit of chivalry [sic] is not dead, neither are the deeds of our pioneers forgotten by those of us who love our native land.

In the weeks leading up to the centenary celebrations, the *Advertiser* continued to report donors and offers of labour from members of the local community. They included lengthy articles on the journey of Hamilton Hume and William Hovell, the first Europeans to visit the area, and included extracts from their journal with local and current place names appropriately inserted. At least 28 monuments were to be unveiled in Victoria as part of the celebrations with Kilmore's day planned for Saturday December 13, 1924. Work on the monument was delayed due to the "scarcity of skilled stonemasons", however the Committee obtained the services of Mr. Charles Axen and were confident it would be

HERITAGE CITATION REPORT

completed in time.

Plans for the unveiling ceremony were announced and included a "monster district picnic in the Park [Lake] grounds during the afternoon". At the Shire Council meeting on December 3, 1924, the Memorial Committee asked the council to donate £25 to ensure the monument was completed for the unveiling. The public had already donated £127 2s but additional funds were required. Cr. Wortley voted against the donation arguing that the council needed the funds for the civic reception for the Governor. A suggestion to cut the champagne from the civic reception was met with cheers by members of the public, and all but Cr. Wortley voted to provide £25 to the monument and £5 for the children's picnic. It was suggested by some that the Governor "would prefer a glass of lager beer to champagne".

The day of the unveiling was hot but did not deter a large crowd. The *Advertiser* described the town "profusely decorated with bunting, flags flying from the Town Hall and other buildings, whilst along Powlett and Sydney-streets, several lines of streamers of multi-coloured flags were stretched. The Governor arrived at the Town Hall for the civic reception, followed by dinner at the Royal Oak Hotel. A long procession of cars then drove to the summit where the plaque was unveiled". The monster picnic was then held in the Park between the track and the water trough [Lake] and "all enjoyed the entertainment, refreshments and merry-go-round".

In January 1925, in response to the Memorial Committee's appeal for a further £25 to complete the monument, donations and Letters to the Editor were printed in the *Advertiser*. One letter from Edward Murphy, President of the Kilmore Branch of Australian Natives Association, included a donation of one guinea and stated:

This site is also unique and commands more of the explorer's track than any other point on the route.

Fennelly

Fennelly also practiced as an architect and designed many fine buildings in the Shire. Refer to the *Mitchell Shire Stage 2 Heritage Study* for further examples of his buildings, some of which are included in the Heritage Overlay of the Mitchell Planning Scheme.

Sources

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, June 2002

'Hume and Hovell at Limeburners' Creek: A Lost Record' in 'The Corian: Journal of the Geelong Grammar School', May 1921, pp.25-26, cited in Dr David Rowe, *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

McInnes, K., 'Hume and Hovell Walking Track', abstract to a paper delivered at the Australia ICOMOS Conference, Alice Springs, August 2001

Paul Duff in personal communication with Lorraine Huddle, May 2003

Tucker, Maya V, *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988

The Kilmore Advertiser, March 15, 1924, p.3; March 29, 1924, p.2; August 2, 1924, p.2; October 4, 1924, p.2; October 18, 1924, p.3; October 25, 1924, p.2; November 1, 1924, p.2; October 25, 1924, p.2; November 15, 1924, p.2; November 22, 1924, p.2; December 6, 1924, p.2; December 20, 1924, p.2; January 10, 1925, p.2  

1999 Information board at the monument

Relevant Historical Australian Themes

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

3.3.1 Looking for inland seas and waterways

3.3.2 Looking for overland stock routes

7.6.10 Conserving fragile environments

8.1.3 Developing public parks and gardens

8.7 Honouring achievement

Description

Physical Description

The Hume and Hovell Monument is situated at the peak of Monument Hill at the end of the unsealed road of the same name that winds its way up the side of the south-western face of the hill. Two walking tracks lead from the monument along the ridges down to the Golf Course and through to the Cricket Ground and the Lake. Much of Monument Hill is covered in Eucalypt woodland, similar when Hamilton Hume climbed the hill in 1824.

As noted in the history, the monument comprises one of the watchtowers of the former Kilmore Goal, which was dismantled and re-erected on this site. It is a rectangular structure 17.8 m (23 feet) in height. The exterior walls are made of random-range quarry faced bluestone ashlar with subtle quoining at the corners and simple rectangular openings in the upper walls and roof. Set into the exterior of one of the walls is a smooth white marble plaque with finely crafted black lettering, which is surrounded by a mixture of roughly tooled and quarry faced bluestone ashlar. The plaque has the following inscription:

Erected December 1924, by residents to the memory of Hume and Hovell, who passed near by on December 18, 1924

There is an interior wall of red brickwork, which supports the winding interior staircase, constructed of finely tooled bluestone steps, leading to the top of the tower. The top of the monument is made of white concrete, (replaced in 1999) and is accessed via a metal ladder set in concrete sides, and then through a cleanly cut rectangular opening in the concrete. The black painted metal balustrade was also restored in 1999 (although the paint is badly deteriorating) and resembles the balustrade design illustrated in early photographs. There is a Geodetic Survey Victoria Triangulation Station marker set into the concrete.

The original concrete posts, constructed by the Hume Pipe company, which supported chain fencing surrounding the monument are being restored by the Friends of Monument Hill. A recently constructed double-sided interpretative sign tells the Hume and Hovell Story and commemorates the restoration work carried out in 1999. It is made of a painted tubular steel frame with a flat metal board supporting the information, which has been painted onto the surface. The paint work of the tubular steel is deteriorating in the same manner as the metal balustrade on top of the monument. Some vandalism has occurred to the painted sign, but is in good condition.

The monument is possibly the most unusual and distinctive Hume and Hovell monument in Victoria.

Comparative Analysis

According to Dr Rowe's comparative analysis of the monuments, the Kilmore monument is the most unusual, and possibly the most substantial one erected.

With the exception of four tablets placed in schools (including the schools at Hansonville, Lima South and Samaria West), the memorial most often took the form of a small cairn or obelisk that were situated at or near townships or centres including Lara, Werribee, Deer Park, St. Albans, Bulla, Mount Bland, Kilmore, Broadford, Yarck, Yea, Upper Plenty, Seymour, Woodfield, Avenel, Euroa, Violet Town, Warrenbayne West, Barjarg, Samaria, Angleside, Swanpool, Tatong, Molyullah, Mount Buffalo, Myrtleford, Whorouly, Murrumungee, Stanley, Everton, Back Creek, Allan's Flat, Staghorn Flat, Ebdon, Bethanga and Albury.

HERITAGE CITATION REPORT

The whole area of Monument Hill, including the monument, was noted in the Kilmore Heritage Study, 1982 as a place of historical importance for its historical connections, its natural bushland cover and its contribution to Kilmore's setting.

Sources

Dr David Rowe, *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

Statement of Significance

What is significant?

The Hume & Hovell Monument situated at the top of Monument Hill and its landscape setting is significant. The following places/elements contribute to significance of the place:

- The Hume and Hovell Monument.
- The access road leading to the Monument.
- Views to Monument Hill and from the Monument.
- The landscape character of Monument Hill, particularly its eastern face as viewed from Kilmore town.

How is it significant?

The Hume & Hovell Monument is of local historic and social significance to Mitchell Shire. The Hume & Hovell Monument is also of potential historical significance to the State of Victoria.

Why is it significant?

The Hume & Hovell Monument is significant as a commemoration of the important role that this place played in the early exploration and settlement of Victoria by non-Aboriginal people and the continuing importance of the place to the people who settled here. The monument is significant as the largest and most substantial in a series of monuments erected in 1924, reflecting the historic importance of Monument Hill as a site of key significance in the Hume & Hovell expedition. (Criteria A & H)

The Hume & Hovell Monument is historically and socially significant as a tangible expression of the growing community awareness and appreciation of the post-contact history of Victoria in the decade leading up the centenary of first permanent settlement in 1834. (Criteria A & G)

The Hume & Hovell Monument is aesthetically significant as an integral part of the historic cultural landscape of Monument Hill. The siting and scale of the monument gives it landmark qualities (Criterion E).

The Hume & Hovell Monument and Monument Hill are of historic and social significance as a place of recreation and wonder since the nineteenth century. Monument Hill is historically significant as one of the oldest known lookouts in Victoria and views to Monument Hill from Kilmore, valued by Europeans since they occupied the area, and the walk to the summit of the hill, which culminates with a lookout to the town, has continued to be a popular activity since the nineteenth century. The continuing strong associations with the community to this place was demonstrated by the 1999 restoration of the monument by the Kilmore-Broadford Rotary Club and Kilmore Mechanics' Institute, to celebrate the 175th anniversary of the expedition. (Criteria A & G)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------|---------------------------|-------|
| Name | BLUESTONE ROAD BRIDGE | File No | 708 |
| Address | NORTHERN HIGHWAY, KILMORE | Significance Level | Local |
| Place Type | Road Bridge | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

History and Historical Context

The Medlicott Bridge is located on the Northern Highway south of Kilmore where the road crosses Kilmore Creek. In March 1865 the bridge was under construction by Messrs. Lyons and Co. under the control of Mr Perrott, Shire Engineer. On May 25, 1865 the Kilmore Free Press reported that the bridge was "nearly finished". The Kilmore Free Press referred to the "Bridge near Meddicot's" and the Medlicott (note spelling) family lived in the area at the time. Children were born to John and Elizabeth Medlicott in 1858 and 1861 at Kilmore. Source: Susie Zada.

KFP 23 March 1865 (first issue on film) p.2
Bridge near Meddicot's nearly completed. Messrs Lyons and Co the contractors under Mr. Perrott.

REFERENCES

Kilmore Free Press, March 23, 1865 and May 25, 1865. Source: Extracts from Kilmore newspapers, Heather Knight; Maher, J A, The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town, Lowden Publishing Co., Donvale, 2002, p. 56; Victorian BDM Indexes, CD-Rom; Medlicott Family Tree, ancestors of Edgar and Maureen Gregory, website <http://www.gregory.ndo.co.uk/gregory/f461.htm#f5129> .

W(SD'G)

No. 708 should be MEDLICOT bridge rather than Medicost. HK
Between 80kph and 60 kph signs on the Northern Highway south of Kilmore.

Relevant Historical Australian Themes

- 3.14.2 Using Australian materials in construction
- 3.8.5 Moving goods and people on land

Description

Physical Description

Constructed of solid bluestone blocks set in courses, with voussoirs cut to form an elegant round arch opening on both sides. There is a course of quarry faced stones just above the keystone of the arch. Above this line the stones appear to have been set more recently, as the mortar joints are less skilled and the rounded coping stones are set very irregularly, possibly by an inexperienced stonemason.

Recommended Management

A Conservation Management Plan is recommended for this bridge and the road and pedestrian approaches to it.

Statement of Significance

The Bluestone Road Bridge, Northern Highway, Kilmore, is aesthetically significant on a LOCAL level as a good example of a typical mid nineteenth century Victorian era bluestone bridge with an elegant round arch opening.

The Bluestone Road Bridge, Northern Highway, Kilmore, is historically significant on a LOCAL level. It is of importance for its association for over one hundred years with pedestrian, horse and motor travel on a major throughfare through Kilmore.

Overall, the Bluestone Road Bridge, Northern Highway, Kilmore, is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

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|-----|
| Yes |
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Internal Alteration Controls

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|----|
| No |
|----|

Tree Controls

| |
|----|
| No |
|----|

Fences & Outbuildings

| |
|----|
| No |
|----|

Prohibited Uses May Be Permitted

| |
|----|
| No |
|----|

Incorporated Plan

| |
|---|
| - |
|---|

Aboriginal Heritage Place

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|----|
| No |
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HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------|---------------------------|-------|
| Name | HOUSE | File No | 378 |
| Address | 78 POWLETT STREET, KILMORE | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

This house is located in the town of Kilmore on Crown Allotment 7, Section 22 in the Parish of Bylands. The first sale of town allotments was held in Melbourne on September 6, 1850 and the second, also in Melbourne, was held five days later on September 11, 1850. At this second sale, A. Nelson purchased this allotment for £10. This was one of the cheaper prices paid on that day as most allotments of the same size, 2 roods, sold for between £12 and £15.

A. Nelson was Alexander Nelson who appears on the 1856 Electoral Roll for Kilmore Division. He was listed as a butcher with properties in Sydney Street and Bylands - the latter probably 78 Powlett Street. Alexander married Eliza Collins at Kilmore in 1853 and had two daughters born at Kilmore in 1855 and 1857 before Alexander died in 1860. Eliza Collins and her sister and brother-in-law, George and Maria Cue, were teachers at the first Church of England school in Kilmore which opened in 1850. In the rate book for 1865 Eliza Nelson is shown as a storekeeper and in 1866 Eliza was listed as having a private residence in Powlett Street.

Maher in *The Tale of a Century Kilmore 1837-1937* stated that Mrs Nelson held "Classes for Junior Girls" in a "modest cottage situated almost at the extreme south end of the new township".

Eliza Nelson owned the house at 78 Powlett Street until at least 1874. Other owners included Bartholomew Durkin a

HERITAGE CITATION REPORT

tailor (early 1890s) and Maria Hammond (1894) and in 1897 Bridget Davern was listed as a tenant. It is believed that the house at 78 Powlett Street was built c. 1860 and is an extant example of very early residences in the Government surveyed area of the Town of Kilmore.
Source: Susie Zada.

REFERENCES

Plan of Town of Kilmore marked up with first land sales, dates and costs, n.d.. Source: State Library of Victoria, 820bje 1837; Legislative Council Electoral Roll for the North-Western Province Kilmore Division, July 21 1856 - June 30, 1857. Source: Kilmore Historical Society Inc.; Victorian BDM Indexes, CD-Rom; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 4, 9, 17, 79; Maher, J A, The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town, Lowden Publishing Co., Donvale, 2002, p. 79; Holloway, Anne (comp.), A Second Walk in Kilmore, Kilmore Historical Society Inc., Kilmore, 1992, p. 4; Kilmore Heritage Study, Shire of Kilmore, 1982.

KHS82, SWK - including 1 map and illustration

Description

Physical Description

An early Victorian brick house in the Georgian style with symmetrical form and fenestration, and a central door either side of double hung windows. The exterior chimneys and walls have been rendered and contrast with decorative stone quoins typical of the 1850s. The steeply pitched roof is clad in slates, indicating that this was one of the more elaborate houses of the period in Kilmore. The front verandah may have been added later.

Physical Description

Building, Residential

Statement of Significance

The house at 78 Powlett Street Kilmore, is aesthetically significant on a LOCAL level (AHC criterion D2) as an example of an early Victorian brick house in the Georgian style with symmetrical form and fenestration, and a central door either side of double hung windows. The exterior chimneys and walls have been rendered and contrast with decorative stone quoins typical of the 1850s. The steeply pitched roof is clad in slates, indicating that this was one of the more elaborate houses of the period in Kilmore.

The house at 78 Powlett Street Kilmore, is historically significant on a LOCAL level (AHC criterion A 4) as an extant example of very early residence in the Government surveyed area of the Town of Kilmore. Alexander Nelson purchased this allotment in 1850, constructed a small cottage which was at one time used by Eliza Nelson for "Classes for Junior Girls" and owned by the Nelson family until at least 1874.

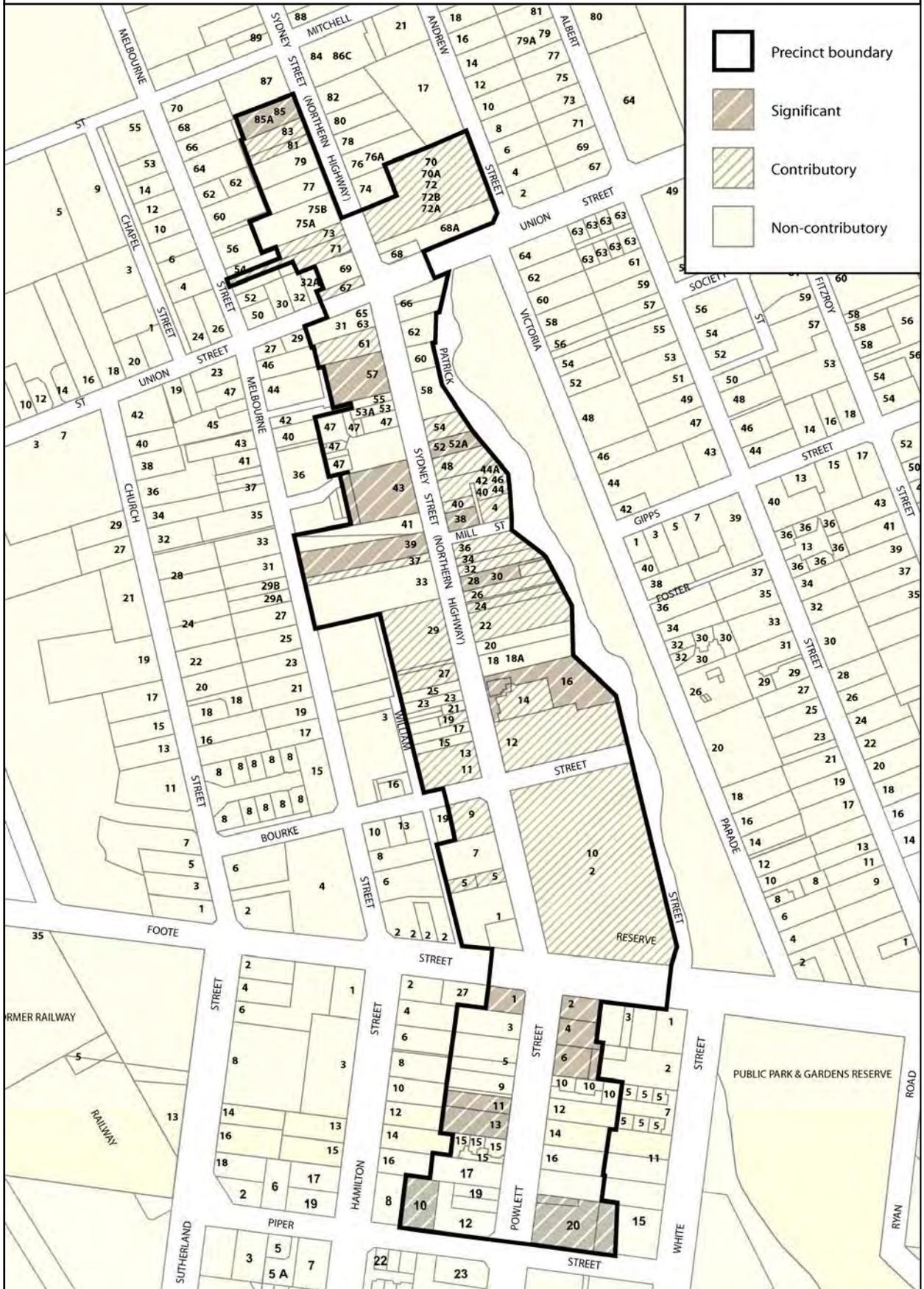
Overall, house at 78 Powlett Street Kilmore, is culturally significant at a LOCAL level.

HERITAGE CITATION REPORT

Recommendations 2006

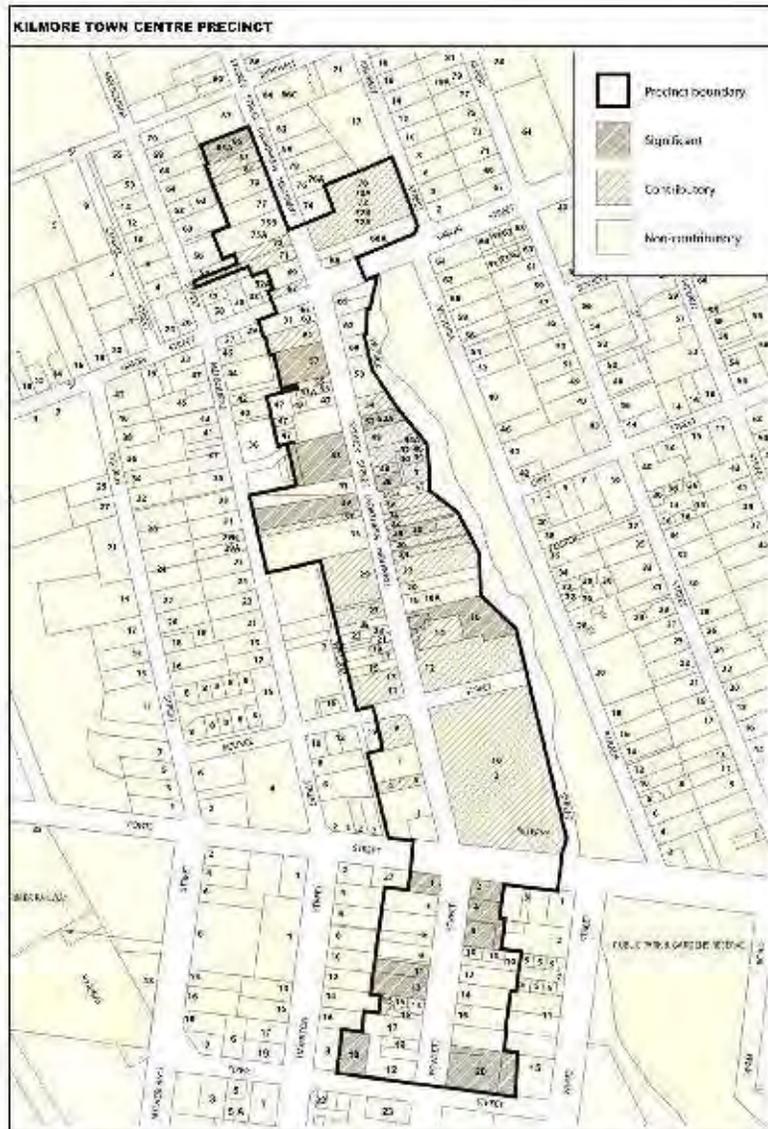
| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

KILMORE TOWN CENTRE PRECINCT



HERITAGE CITATION REPORT

Name Kilmore Town Centre
Address 1-19 & 2-22 POWLETT STREET, KILMORE 1-85 & 2-72B SYDNEY STREET, KILMORE 10 & 12 PIPER STREET, KILMORE 19 BOURKE STREET, KILMORE 4 MILL STREET, KILMORE
Significance Level Local
Place Type Mixed Use Precinct
Citation Date 2012



HERITAGE CITATION REPORT



**Recommended
Heritage Protection**

VHR - HI - PS Yes

Architectural Style

Victorian Period (1851-1901),
Federation/Edwardian Period
(1902-c.1918), Interwar Period
(c.1919-c.1940)

History and Historical Context

Rutledge's Special Survey

The Kilmore Town Centre Precinct is located in the Parish of Bylands on land set aside for the "new town", and in the Parish of Willowmavin, on land that formed part of the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*), that they took up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme that was introduced in 1840 but discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose".

William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed

HERITAGE CITATION REPORT

the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The northern section of the Town Centre Precinct is located in the Private Town of Kilmore, Sections 2, 3, 4, 5, 6, 7 and 8, in the Parish of Willowmavin, part of Rutledge's Special Survey. The southern section of the precinct is located in the "New Town" of Kilmore, Sections 37 and 38, in the Parish of Bylands.

Development of Kilmore

The *Plan of the Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Street", however there are also a number of buildings to the east of Kilmore Creek facing Victoria Street, particularly in the southern section between Gipps and Foote Streets. No buildings are shown on the land between Victoria Street and Kilmore Creek there are however a few buildings facing Patrick Street and the Water Reserve, also known as Kilmore Creek.

Kilmore had the advantage of being on the main Melbourne to Sydney Road. It was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s".

Town Centre Precinct

The 1855 Plan of the Old Township of Kilmore shows numerous buildings fronting Sydney Street, and a few in Patrick Street, in the Town Centre Precinct. Some are named, including: Bank, Dunrobin Castle Inn, Red Lion Inn, Royal Oak Inn and Kilmore Inn.

The 1856 Electoral Roll, the 1866 Butler & Brooke Directory, and the 1868, 1869 & 1870 Bailliere's Street Directories for Kilmore list names and occupations by street for the town. There is no indication whether the people listed in the Town Centre Precinct were residents, business operators or both. It would appear that the majority were either business or businesses with a residence, because many show two properties, with the second being in a more residential street, inferring that the majority of occupiers were in business premises.

Sydney Street

In 1856 the occupants of Sydney Street included: labourers (15), a banker, shoemakers (5), undertakers (2), a lodging-house keeper, a storekeeper / shopkeeper (15), hotelkeeper / innkeepers (2), a merchant, a joiner, a solicitor, butchers (3), a hairdresser, a builder, blacksmiths (3), farmers (9), gentlemen (5), a contractor, an accountant, a miller, watchmakers (2), a carrier, livery-stable keepers (2), a tailor & draper, a tinplate worker, an auctioneer and a saddler.

Ten years later, the occupants of Sydney Street had greatly increased in number and type of occupation to include: grocers (4), a coach driver, a mason, a stationer & confectioner, a baker, a chemist & druggist, bootmakers (6), undertakers (2) a cabinetmaker, an ironmonger, a hairdresser, a crockery & fancy storekeeper, a widow, bank managers (2), a town clerk, a dairyman, a miller, drapers (4), boarding / lodging houses (3), blacksmiths (3), a plumber & tinsmith, a digger, an architect, a malter & brewer, a bricklayer, a printer & publisher, labourers (4), solicitors (3), publicans (8), livery stables, storekeepers (2), a wholesale & retail store, tobacconists (2), tailors & clothiers (2), a wine & spirit merchant, residences (2), a cooper, a storeman, a chemist & druggist, a saddle & harnessmaker, a butcher, a farrier, a brickmaker, watchmakers (2), a squatter, a farmer, a tobacco & snuff manufacturer, auctioneers (2), a hawker, a laundress, a brewer, a fruiterer, a carpenter, a tanner, stables & corn stores, a timber merchant & ironmonger, a pawnbroker and a newspaper.

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In 1868, 1869 and 1870 the occupants of Sydney Street included: grocers (4), a green grocer, a confectioner, bakers / bakeries (3), blacksmiths (5), bootmakers / shoemakers (9), a cabinetmaker, a miller, an ironmonger, a stationer, a lock & gunsmith, drapers (5), a builder, boardinghouse keepers (2), storekeepers (7), a fruiterer, an architect, a town clerk, a mason, solicitors (4), livery stables, a tobacconist, tailors (3), dressmakers (2), publicans (5), a saddler, butchers (4), a newspaper, a nurse, a chemist, a church minister, a watchmaker, a hairdresser, an auctioneer, a surveyor, a chemist, a tanner, a farmer, a timber merchant, a pawnbroker and an undertaker. The same individuals and occupations remained in these three years except for George Kinnear, saddler, who did not appear in the 1870 directory.

There is no question that Sydney Street was the commercial district of Kilmore. It has been reported by members of the Kilmore Historical Society that many businesses suffered in the early to mid 1870s due to the opening of the railway, which decreased the passing trade using the Melbourne to Sydney road through Kilmore, and because of the occupation of land around Benalla and Shepparton which created new opportunities for people outside Kilmore. This was reflected in the number of voluntary sales and mortgagee sales advertised in the papers and associated business advertisements.

Sydney Street west side

Kilmore Free Press Office former, 5 Sydney Street

The first newspaper in the town was the *Kilmore Standard of Freedom* that began in May 1855. The second paper was the *Examiner and Kilmore and McIvor Weekly Journal* which commenced in January 1856. The third paper was the *Kilmore Free Press* that was started by Henry Furze in October 1863 but closed just four months later. A syndicate, led by journalist and editor Thomas Hunt, resurrected the *Kilmore Free Press* in March 1865 and, in 1867, the *Kilmore Free Press* absorbed the *Examiner*. The *Kilmore Free Press* took over the *Kilmore Advertiser* in 1934. Thomas Hunt was editor and proprietor of the paper for nearly seventy years.

The former *Kilmore Free Press* office was probably built in the 1860s however it was not the first office of the *Kilmore Free Press* that was reported as "nearly opposite the Council Chambers" in 1865 and opposite the Railway Hotel in 1869. A 1982 Heritage Study details extensive alterations c1935 that possibly coincide with the takeover of the *Kilmore Advertiser*, however these stated alterations do not appear to correspond with photos held by the Historical Society of the building prior to 1921. The building at 5 Sydney Street was previously that of Rankin & Co., grocers, before the Bower Bros took it over around 1870

House, 9 Sydney Street

This house was constructed c1930 for Miss Isabella Hamilton Taylor and it remained in her family for about seventy years. Taylor was born in Kilmore in 1886, the daughter of Daniel and Elizabeth Taylor, in a staunchly Presbyterian family. Daniel was the brother of John Taylor, first mayor of the Borough of Kilmore, and together with their brother Swanson they conducted a successful drapery business for many years.

Shop & former Bakery, 13 Sydney Street

Original ovens from c1880 are in the rear section of this bakery with the shop at the front. In the late 1800s occupants included William Bane and George Tobias. The latter was listed as a baker in the 1899 Wise's Post Office Directory.

Kilmore Advertiser former office, 19 Sydney Street

Mitchell Kilgour Beveridge began the *Kilmore Advertiser* in 1874 because:

A number of gentlemen in the town, aggrieved with the unfair one-sided and intolerant doctrine of the Free Press, which had waxed gross upon extortionate charges and monopoly, did assist in bringing the Advertiser into existence.

The two papers continued their rivalry until 1934 when the *Free Press* took over the *Advertiser*. The former newspaper office was built c1855 before the newspaper was started.

HERITAGE CITATION REPORT

State Savings Bank, 27 Sydney Street

The former State Savings Bank was designed by Godfrey and Spowers and built in 1927. Since 1995 it has been an electronics and computer shop.

Royal Oak Hotel, 29-31 Sydney Street

The Royal Oak Hotel is perhaps the oldest continuously licensed hotel in Kilmore. Thomas Hayes was the first licensee of the original Royal Oak Hotel that was built in 1848. This building consisted of six bedrooms and four sitting rooms excluding the "landlord's apartments". The yards included two large stockyards and a "commodious stable". Various dates have been quoted for when the hotel was "practically rebuilt and enlarged" with 1856 and 1860 being suggestions for "rebuilding" and 1860, 1875-6 and 1887 for enlarging. Matthew Murray was the licensee from 1860 and in 1892 the joint owners were Alexander Murray, stonemason, and Matthew's son, Thomas Francis Murray, chemist. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

Shop, 37 Sydney Street

This building was known as 'Commercial House'. The 1982 Heritage Study states that this building, erected for John Bruce, was one of a pair. The southern half was demolished around 1917. The northern building was erected by Bruce's brother-in-law, Donald McGregor, and is the extant building at 37 Sydney Street. Some tenants of this building included in the late 1850s Donald McGregor, jeweller and watchmaker; Leonard Stimson, grocer, in the mid 1860s; Terence Joseph Geoghegan, draper, in the 1870s; Alfred McKenzie Luckie, draper, to the late 1890s; Margaret Tuckwell's Coffee Palace from 1903 to 1912; William Crilley, saddler, from 1913 to 1936; and later, McLean's pie shop.

Colonial Bank former, 39 Sydney Street

In the early 1850s the first building on this site was John Kelly Trainor's steam-operated flour mill. Architect George Jobbins called in September 1881 for tenders for the new premises at the Colonial Bank of Australasia. In 1883 the bank moved from its former premises at 1 Powlett Street (see below and also refer to separate place record) to the new building in the commercial area of Kilmore. The Colonial Bank merged with the National Bank in 1918 and operated from this building until June 1942. It was later used as the Kilmore Free Press office and as the Infant Welfare Centre. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

Red Lion Hotel, 43-45 Sydney Street

The Red Lion Hotel is possibly Kilmore's oldest surviving hotel after the Royal Oak Hotel. This hotel is noted on the 1855 map of Kilmore and was built for John Butler, the first owner and publican of the hotel. Butler was a blacksmith by trade, involved in local politics, and he also owned the Red Lion Hotel at Reedy Creek. The hotel was originally smaller, with a first floor balcony that collapsed in the early 1860s. The Red Lion hosted various community meetings in its early years including the first meeting of the Kilmore Agricultural Society on 12 May 1858.

Macs Hotel, former Hay and Grain Store, 57-59 Sydney Street

John Kelly Trainor, original land and building owner of this site, was involved in a variety of businesses in Kilmore. He was a flour miller, hotelier, storekeeper and ran the coach line between Kilmore and Melbourne from at least 1855. In 1861 he erected a Hay and Grain store on this site which was converted into the Hibernian Hotel c. 1864. At the time it was described as being "two storeys, of bluestone, with 18 rooms and a setting on one acre of ground". In 1863 Trainor had again become owner of the Union Mill. William Ryan took over as licensee of the hotel by 1868 followed by Patrick O'Neill in 1874 by which time the hotel was renamed the Railway Hotel. The building bears two significant inscriptions - "1861", the date of construction, and "J. K. Trainor 1864", the date it was converted to a hotel. The hotel now has its third name - Mac's Hotel. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

HERITAGE CITATION REPORT

Morrissey's Butchery former, 61-63 Sydney Street

Bryan Morrissey commenced his butchering business in 1865 in Sydney Street. In February 1881 the *Kilmore Advertiser* reported that he had moved to new premises next door to the Railway Hotel. The facade of his business was a later addition. It was reported by the *Advertiser* in December 1890 as "striking and ornate" and designed by the architect Richard Fennelley. Morrissey was joined in the business by two of his sons, John and Joseph. In 1908 the premises were renovated and in 1911 the Morrissey family took over the business run by F.G. Wallder with the intention of running both businesses. In October 1946, Mr. W. Fasso advertised that he had taken over the butchery business from Mr. J.F. Morrissey.

Shop, 67 Sydney Street

Although the 1982 Kilmore Heritage Study states that this building was erected c1860, it is possible that it may have been built later. In May 1896, William Gibson purchased the drapery business of Messrs. R. Young & Co. The partnership between Gibson and Young was dissolved in July 1896 when Gibson took over the business. Tenders were called in May 1897 to "build a large business premises in Sydney st. for W. Gibson". Later occupants were Rowsell & McLennan, undertakers, and Mr. R.J. Roche, chemist and druggist.

House, shop and former dairy, 71 Sydney Street

The exact date of this building is not known, but the Kilmore Historical Society believes it may be one of the oldest shops in Kilmore. A report in the *Kilmore Free Press* (13 August 1931) appears to include reference to this property:

... The next is now a private dwelling but was once the shop of Mr. Rhodes an old time resident - he was here for some time but shifted to a building where Mr. Morrissey has now a butcher's shop. The place was then occupied by Mr. Samuel Evans ...

According to the Kilmore Historical Society, Samuel Evans built the Black Bull in 1866 so this building would appear to pre-date 1866. Henry Rhode died in 1877 and ownership must have gone to his wife Martha. Rate books include the following references to the property:

- 1893: Mary Anne Crossley, dealer, shop, Sydney St. Owner is Martha Rhode.
- 1896: Mary Anne Crossley, brick house, 6 rooms. part lot 4 section 2 Sydney St. Owner is Martha Rhode.
- 1910: Mary Anne Crossley, owner, brick shop, lot 4 section 2 Sydney St.

House, 83 Sydney Street

This former shop and house was built c1860 on land originally owned by William Percival. Patrick Hickey, a bootmaker, operated from these premises in the 1870s then Beatrice Hickey ran it as a store until the mid 1890s. A barber's shop was also run from this site.

Hudson's Warehouse former, 85 Sydney Street

George Hudson worked for James Maxfield in his milling business until 1856 when this warehouse was built as a hay and corn store. Hudson went on to become mayor of the Borough of Kilmore in the early 1870s, President of the Kilmore Lodge of Free and Accepted Masons, and a committee member of the Kilmore Agricultural Society. In May 1863 the Kilmore Examiner reported that Thomas Roberts had "opened the Victoria Brewery and can supply first class colonial ale". "Victoria Brewery T.F. Roberts" is inscribed on the side of the northern section of the building and "G Hudson" over the door of the southern section. Roberts was listed as a storekeeper in Sydney Street in the 1856 Electoral Roll and from 1866 to 1870 he was shown as a brewer in the various directories. In 1894 John Downing Robertson, storekeeper, was the owner of these premises. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

Sydney Street east side

HERITAGE CITATION REPORT

Hudson Park

Hudson Park is the site of the Kilmore Hotel that was demolished in April 1907. The land was fenced and up to 400 sheep grazed on its two acres. The land, purchased by James Moore, was known as Moore's Paddock or Moore's Park for many years before the council purchased the land in 1913. The soldiers' memorial was erected in 1921 and in 1947 the RSL built their clubrooms near it and a large cannon. Trees, mainly cypress, were planted but later removed, just as the hedges were along Sydney Street. Children's play equipment was installed and the hospital carnival was held on the site. In March 1960 Cr. R.G. Hoban, Shire President, successfully moved that the name of "Hudson" Park should be officially adopted for the site in recognition of the contribution of Mr. G.L. Hudson to the town and the district. More trees were planted in 1961 and the toilets constructed in 1963.

Kilmore Bowls Club, cnr. Sydney and Bourke streets

The Kilmore Bowls Club is located in Memorial Park that in the 1860s was a "well-cultivated private garden". The Kilmore Citizens' Improvement Association, formed in 1912, encouraged the shire to purchase this land and convert it into a recreation reserve. A notice in the *Kilmore Advertiser* on 16 July 1921 states that the Bowling Club premises were starting to be constructed in Memorial Park. An application to Council from the Club to erect four shelters at the north end of the green was reported in the *Kilmore Free Press* on 8 September 1960.

Kilmore Memorial Hall, 14 Sydney Street

The Kilmore Power House was located on this site until it was demolished in 1960. A meeting to discuss the need for a new public hall was held in March 1958. Within a year it was decided that the hall would be named "Kilmore Soldiers' Memorial Hall". In 1962 the State Government provided a subsidy of £2,250 and a loan of £10,000 was obtained by the Shire from the State Bank of Victoria. The Hall Committee had a unique method of paying off loans: "They bought 1000 sheep and farmed them out locally for free agistment. After shearing, and sale after three years, they raised £12,000". The Hall cost £26,700 and it was expected that this would be paid off in five years using their "normal" method. The Governor of Victoria, Sir Rohan Delacombe, opened the hall in August 1963 and he dedicated the meeting room that had been built for the Kilmore Sub-branch of the Returned Servicemen's League.

Kilmore Town Hall former, 16 Sydney Street

The original owner of this property was Richard Glanville but the Shire of Kilmore owned the building that was erected on this land in 1894. Architect George Raymond Johnson called for tenders in November 1893 and the contract was awarded to Charles James Davies. The foundation stone was laid on 4 January 1894 by the Shire President, Thomas F. Murray, JP, and it was completed in July 1894. Various tenders for the painting, renovating and decorating of the Town Hall were called in 1922, 1925, 1933, 1954 and 1957. Locals and visitors alike were impressed with many of the interior features. The National Estate citation states that the Town Hall is "an unusually elaborate provincial example of a Town Hall" and displays "elaborate decoration usually reserved for larger town halls". It is "one of seven places representing early governmental/service buildings in Kilmore". The municipality of Kilmore was proclaimed on 4 July 1856. It became a Borough in 1864 and a Shire in 1874.

Shop, 22 Sydney Street

There has been a grocery store on this site since the early 1860s, which began with the Arcus Brothers. This may not be the original building although the current structure is quite old.

Shops, 24-24a Sydney Street

The original owner of this property was E.K. Horn. The building was erected c.1862. The southern section was built for Joseph Biddle, bootmaker, who commenced his business in Kilmore in 1844. In October 1869 Brosnan & Co. opened a new drapery business at this address. In February 1922 an advertisement for the sale of the late Joseph Biddle's estate described the premises as having a 40 ft. frontage to Sydney Street and extending to Patrick Street. There were two "large and commodious" two-storey brick shops and residences. At the time, the northern shop was leased to Mr. W. Collins and the southern shop was vacant. Other operators in these buildings have included: J Amos, Fruit &

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Vegetables and Delicatessen; Fisher; Moyle; and Coff's Fruit & Vegetables, Newsagency & Milkbar.

Shop, 26 Sydney Street

This business was previously Osborn & Hudson's Auctioneers, Stock and Station agents, which had been established by J. W. Osborn in 1853. The late Charles J. Osborn took over the business around 1890, in partnership with R.G. Hudson under the name Osborn & Hudson. This partnership continued until the 1923 death of R.G. Hudson. Various family members continued the business until it was sold in 1954 to The Australian Estates Company (Agencies) Pty Ltd. It is now the Kilmore Shoe Shop.

Shop (southern part), 28 Sydney Street

The original owner of this property was William Ellington and the building was constructed between 1890 and 1900. A chemist shop was established before 1863 by Felton, Grimwade and Co., and managed by John McBurney who eventually took over the business. In Wise's 1893 Post Office Directory McBurney was listed as a chemist "established in 1866". In 1933 Robert Glanville took over the premises for his boot and shoe business.²⁶

Shop (northern part), 28 Sydney Street

The original landowner of this property was William Ellington and the building was erected c1870 and altered c1910. In 2001 a shoe store operated from these premises.

Wallders Butchery and residence, 30 Sydney Street

The original landowner of this property was David Nolan and this building was erected c1908-09 for Fred G. Wallder. In March 1909 the *Kilmore Advertiser* announced that Mr Fred G. Wallder opened his new premises in Sydney Street. The National Estate citation states that this building is "of importance for its contribution to the relatively intact commercial streetscape of Sydney Street which represents the early character of Kilmore in the nineteenth century".

Sugden's Buildings (former), 32 Sydney Street

The first owner of this property was David Nolan. The building was erected c1855 for Alfred Sugden. He opened a tannery and leather business in partnership with Joseph Biddle. In the 1856 Electoral Roll for Kilmore, Sugden is listed as a saddler in Sydney Street. A photograph, c1862, shows Sugden's Tanner and Saddlery business operating from these premises. Around 1910 it was named Sugden's Outfitters and Drapers. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century".

Manchester Unity/Oddfellows Hall former, 36 Sydney Street

The original owner of this property was David Nolan. In April 1876 architect John Flannagan called tenders for the erection of the 36 ft. x 70 ft. Oddfellows Hall. The foundation stone was laid by Mr. Sugden in November 1876 and the hall was opened in July 1877. In June 1889 the *Kilmore Advertiser* reported the inauguration of the skating rink in the Oddfellows Hall and in July 1897 advertisements appeared for "Edison's Living Pictures" at the hall. In August 1932 the *Advertiser* reported on improvements and renovations so that "talkies" could be shown in the hall. It is possible that the new facade was part of the 1932 renovations.

All Nations Hotel former, 38 Sydney Street

The southern half of this building was erected by Bernard Hanlon. In October 1856 the *Kilmore Examiner* reported that it was near to completion and would be "one of the most desirable houses in Kilmore for business of any description. Houses of this kind are much required, and the wonder is that others, having well situated building properties, do not turn them to account by raising something more substantial upon them than those shickery paling erections, which are not only dangerous and unpleasant in the summer season, but are absolutely unfit to live in in winter."

An early occupant of the building was Laurence Parnell, a bootmaker, who was followed by William Kyle then by Leonard Stimson, a grocer, who applied for a license in 1870 stating that the house contained two sitting rooms and two

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bedrooms in addition to the rooms used by his family. The licensed hotel was named the All Nations. It is not known if Stimson was granted a licence in 1870, however in 1874 he renewed the license for the All Nations Hotel. The northern half was constructed sometime between 1865 and 1880 and the premises operated as a hotel until New Years Eve 1915 when it was delicensed by the Licenses Reduction Board. Ernest Robert Ashton then occupied the building with his fruiterer and greengrocer business. In August 1924 Ashton advertised that his Kilmore Coffee Palace provided accommodation, fruit, confectionary, tobacco and cigarettes. In February 1945 the business was taken over by Mr. R. Logie and from about 1950 Lorna and Jack Cockroft operated their greengrocer/milk bar business until 1971. Bert and Lucy Nyland then took over the business.

Post Box, corner. Sydney and Mill streets

This mailbox may not be the first one to have been put on this site. The Postmaster General's Department generally removed and replaced old mailboxes, however it supplied "antique" ones on request for a cost from their stores. For example, the "antique" mailbox in Barwon Heads was provided in more recent years to be in keeping with street-scape work which included heritage style lighting. There was a notice in the *Kilmore Advertiser* on 16 May 1891 of a post box being erected on this site, and the current structure could possibly be this original.

Kilmore House former, 40 Sydney Street

The original two-storey building was first occupied by Helms' Tobacconists and was built before 1862. In March 1900 the Lynch Brothers Grocery Store, which operated from this site, was reported to have burnt down. The present building was erected after that date.

Hall of Commerce former, 42 Sydney Street

The original two-storey building on this site was erected in 1860. It appears in a photo c1862 from the State Library and in 1860 the *Kilmore Examiner* reported that W & J Dobinson, drapers, were moving to new premises opposite the Red Lion Hotel. From 1868 T. J. Geoghegan operated his drapery business there. In March 1900 Geoghegan's store was destroyed by fire. Some of the stock was saved but the front wall was "leaning toward the road. By October 1900 the present building had been erected as Geoghegan was again advertising his drapery business in the Hall of Commerce.

Shop, 44 Sydney Street

In 1907 McCullagh and Egan, took over the grocery and wine and spirit business of D. Slattery operating from this building.

Shop, 48 Sydney Street

John P. Weisel, undertaker and cabinetmaker, complained in the *Kilmore Advertiser* in October 1874 that water from the cellar of the Red Lion Hotel (opposite his premises) was seeping into his cellar. In 1875 Weisel extended his premises "despite the hard times" and in 1881 it was described as a shop with dwelling attached and a stone cellar, "perfectly dry", running the full length of the shop. In August 1887 the Kilmore branch of The Imperial Banking Company opened under the management of Mr. R. MacDonald West after a "thorough overhauling and painting". Mr. W.B. Wellmens, draper, took over the premises in February 1894 followed by Alexander McDonald, grocer, who opened the Federal Stores in October 1895 after a complete overhaul by Messrs. Murray & Co., painters and decorators. In September 1922, Charles Hamilton, auctioneer, announced he was moving his business to the Exchange Sale Rooms opposite the Red Lion Hotel. Later occupants were the Scouts / Boys' Club and St Patrick's Hall where Catholics used to hold dances on a Sunday night in the late 1940s and early 1950s.

London Mart and Elderberry Tree, 52 Sydney Street

In August 1861 the *Kilmore Examiner* reported that the *Examiner* office had moved to the "premises formerly occupied by W.E. Stewart". Stewart's original two storey stone building burnt down in December 1853 and in February 1856 the *Examiner* reported that Mr. Bossence was erecting a substantial building and Mr. Stewart was "decorating the front of his store". Members of the Kilmore Historical Society believe that this was the London Mart store that may have had co-tenants in its early years. From June 1861 until his retirement in 1904, the *Kilmore Free Press* and the *Kilmore Advertiser*

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included advertisements for John McKenzie's London Mart drapery business. The National Estate citation states that this building is "of importance as one of nine places representing the early commercial buildings in Kilmore and part of the early character of Kilmore in the mid nineteenth century". In July 1906 the Kilmore Advertiser reported that Mr. F.H. Pascoe had taken over the London Mart and the building was renovated at about that time. In 1913 Mr. Penrose, who had managed Pascoe's for some time, took over the business that he then sold to Mr. W.N. Kirkbride in April 1922. The business was still referred to as "Pascoe's" as in August 1952 Mr. & Mrs. J.R. Stevens advertised as proprietors of Pascoe's Drapery.

Putkers Bakery and former residence, 54-56 Sydney Street

In November 1929 the Kilmore Advertiser reported that M.O. Burgess, baker and pastrycook, was opening his business on this site. Burgess advertised his business as the "Rendezvous Tea Rooms". By the 1940s Albert and B. Haynes were the operators of the café and bakery, which they then sold to L. and E. Markham in February 1950. E. Markham ceased business there in January 1959.

Former Black Bull Hotel, 70 Sydney Street

The original landowner of this property was Francis Hamilton and this building was erected in 1866 for Samuel Evans. On May 24, 1866 the *Kilmore Free Press* reported:

It is not often we are called upon to notice any improvements in the appearance of our streets, but now we are happy to be able to record one of some real value and great benefit even so far only as appearances go in the part of the town in which the new building is being erected. We allude to that beautiful store now in course of erection by Mr. Samuel EVANS, and opposite the premises where that gentleman carried on business for a great number of years. The new building when finished will be by far the handsomest store in Kilmore, and the design reflects credit equally upon the architect and the person who supplied the wherewithal to make so handsome an addition to our streets.

The building cost approximately three thousand pounds. When Evans moved into the new premises the newspaper again praised the building on 1 August 1867:

The place is, without exception, the most compact and useful building in the town, and its standing in our main street not only serves to beautify the place, but reflects the highest credit upon the spirited proprietor under whose personal supervision the structure was completed.

Evans described his business as "Wholesale and Retail grocer, Ironmonger, wine and spirit merchant". In March 1872 the *Argus* reported the premises was for sale, describing it as "the BLACK BULL HOTEL and Stores. Containing 11 rooms, shop 30ft X 40ft and doing good business". Evans was the licensee of the Black Bull Hotel until 1881 when the premises were taken over by Robert Young. In January 1881 Young advertised his motto as "Quick Sales and Light Profits". In September of that year his stock included "Furnishing, Ironmongery, Cutlery, Lamp, Tin, and Brushware, China, Glass, Earthenware etc etc." By 1887 Young's business included millinery, grocery, ironmongery and a book arcade and employed eight men. In 1931 the premises was known as the Blue Bird Café, which was still operating in 1952. Since that time the building has had a variety of businesses for hairdressing, antiques, bedding, gifts and the Internet.

House, 4 Mill Street

This house was erected c1860 and was owned by the Hogan family from the early 1880s until at least the late 1930s. Michael Hogan was a drover with overlander Joseph Hawdon in 1836. In the 1880s and 90s the house was owned by Matthew Hogan, a cooper, and Catherine Hogan. Emily Hogan, a dressmaker, was the owner in the late 1890s and Michael Hogan's niece was the occupier in the 1930s.

Powlett Street

HERITAGE CITATION REPORT

With establishment of the Colonial Government department offices at the junction of the private and Government Kilmore townships, and the proximity of the churches and hospitals the section of Powlett Street immediately to the south of Foote Street appears to have become a desirable residential area for professional gentlemen in the nineteenth century including several doctors.

Colonial Bank (former), 1 Powlett Street

In April 1859 David Ross, architect, called for tenders in the *Kilmore Examiner* and the *Argus* for the "erection of a building for Mrs. Morris, Kilmore, to be used as a bank". The Colonial Bank purchased the building for £1,150 in 1867 and occupied it until 1883 when the bank moved to a more central location at 39 Sydney Street (refer to separate place record). This building then became the Court House Hotel which operated until c.1922 with various licensees.

Kilmore Post Office (former), 2 Powlett Street

The Kilmore Post Office was designed by Public Works Department architect Henry A. Williams under the supervision of chief architect William Wardell. The building plans are dated September 1861 and plans for the water tank, galvanized iron fencing and gates, paling fence, wicket gate and fence, and dwarf wall and pier are dated May 1862. The contract for the building was awarded to Mr. Hetherington for £2,293, Cormack and Irving won the contract for the tank and fence for £193 and Overland and Robb erected the storeroom for £36. An internal counter was introduced in the 1880s for postal business, which was previously conducted through windows to the front porch. In 1923 alterations were made to the mail room and in 1924 to the outbuildings. New toilets were constructed along the Foote Street frontage in 1968.

Kilmore Court House (former), 4 Powlett Street

Kilmore's first Court House in Hamilton Street was burnt down in 1862. The second Kilmore Court House in Powlett Street was designed by Public Works Department architect J.J. Clarke under the supervision of chief architect William Wardell. The building plans are dated August 1863 and the contract was awarded to Langridge and Co. Unlike many others, the Kilmore Court House included a lock-up and lock-up keeper's quarters within the building.

Kilmore Police Station & Barracks (former), 6 Powlett Street

The Kilmore Police Station & Barracks was designed by Public Works Department under the supervision of chief architect Henry R. Bastow. Arthur H. Lee was awarded the contract of 1891-92 for £2,483.8.8 and the contract of 1893-94 for the fence and outbuildings was won by Rae and Dawson for £64. The bricks for the building were made "at the kiln of Mr. George Hamilton, north of Chinaman's Bridge". The building contained two separate living quarters with the Sergeant's quarters on the south side and the Constable's quarters on the north side at the rear. Also at the back was a harness room, the scullery was in the basement, and the police station office was on the north side at the front. Behind the barracks was the Police Horse Paddock extending over the Kilmore Creek and up the hill. Near the top of the hill is the bluestone superintendent's house which is still referred to as "The Camp".

Semple House, 11-13 Powlett Street

This house was constructed c.1860 and was later used as a residence by Dr William Semple who arrived in Kilmore in 1868. He practised as house surgeon at Kilmore hospital for over fifty years and was a prominent member of the Kilmore community.

Bindley House, 20-22 Powlett Street

Bindley House, a brick and bluestone residence with a slated hipped roof, was built about 1862 for Dr. Frank Bindley, a prominent member of Kilmore's early community.

Whitburgh Cottage, 10 Piper Street

'Whitburgh Cottage' was erected in 1853 for William Smeaton, a local coachbuilder and blacksmith. Smeaton and his family occupied the house until 1966. As originally constructed the cottage comprised only two rooms; two more rooms were added in 1857.

Description

Physical Description

The Kilmore Town Centre precinct includes properties along both sides of Sydney and Powlett streets extending from Piper Street in the south to Mitchell Street in the north. Also included are some early cottages in Mill and Piper streets. The precinct is characterised by the commercial, civic and residential buildings, constructed over a period of about fifty years, with a concentration of predominantly nineteenth and early twentieth century buildings. The National Estate citation states that the relatively intact commercial streetscape of Sydney Street represents the early character of Kilmore in the nineteenth century, and, based on the evidence presented here, this opinion is still correct.

The precinct reflects the history of the town's development in a sheltered valley next to the Kilmore Creek. It was an important stop on the route between Sydney and Melbourne. The road that is now Powlett and Sydney streets, which became Kilmore's main thoroughfare developed roughly parallel with the creek with vistas to the rising ground in the east and west, where houses, schools and churches were built. This is essentially a linear precinct, being the spine that has visually linked the properties on both sides of the street. Allotment sizes and orientation vary considerably along the precinct.

Over time, the street frontages have been aligned with the centre line of the road, which changes slightly after the intersection with Union Street. In the 1855 map there are only a few instances where the buildings are built without spaces between them. They occur on the east side, roughly between 22 and 30 Sydney Street and again between 38 and 44 Sydney Street. Today, most of the buildings are attached or semi-attached, but there are some exceptions to this, and these reflect the very early character of Sydney Street with its narrow drives, walkways and vacant lots.

Significant urban focal points and views in the precinct include:

- Hudson Park, which provides a visual break that allows view to the Kilmore Creek Landscape area. Significant landscaping in Hudson Park includes the exotic elms, cypress, oaks and poplar trees.
- The southern view towards Melbourne (below) to the important government buildings groups comprising the former Post Office, Court House, Police Barracks, and the Colonial Bank. These buildings have visually terminated this view for over a century.
- The War Memorial, obelisk, trees, flagpoles at the south east corner of Hudson Park.
- From all directions, the views of the former Town Hall are important because they remind viewers of its form, scale and mass.
- The view to the memorial eucalyptus tree on the north east corner of Albert and Union streets is a secondary focal point from Sydney Street.
- At the north end of the precinct, the two-storey bluestone former grain store is a notable focal point for its Victorian era setting, form, scale and materials, which have always been visible from many directions.

Throughout the precinct there are uninterrupted views of the setting, form and materials of the rear of the buildings, especially from Kilmore Creek, Victoria Parade (formerly Victoria Street) and Patrick Street, which contribute to the rural character of the precinct, and to the character of Kilmore Creek Precinct. The views from Sydney Street of the residential and recreational areas and from Powlett Street to Kilmore Creek and Monument Hill are important secondary focus points.

Street infrastructure and furniture

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There is very little authentic street furniture left in this precinct area. The post box, however, outside No. 38 Sydney Street is an example of an authentic Victorian era post box, although it may not be the first one placed on the site. Considerable infrastructure works were carried out in 1994 when street furniture such as 'heritage' lighting, bollards, tree guards and seating were introduced as part of "Operation Main Street Programme".

There are some remnants of bluestone gutters alongside some reconstructed gutters that were constructed using old stone and new machine cut bluestone. Electricity wires have been put underground and a more modern street tree plan was introduced. These features are not authentic to the original infrastructure, but they are somewhat in character with the historic buildings that line the street. They minimise the visual intrusion of modern services, use bluestone for the gutters, and black asphalt for the road and footpaths, which are both appropriate colours and materials.

Views of the trees in the Kilmore Creek Precinct and other large trees dotted about the residential and commercial area are predominantly of elms, oaks, cypress, and poplars, which contribute to Sydney's Streets rural streetscape. Early photographs, however, indicate that there was probably never extensive street planting in the main commercial area of Kilmore, with the exception of the elms and pines planted soon after the turn of the century at the southern end of the precinct, near the Post Office.

Sydney Street

The vast majority of culturally significant structures in Sydney Street were constructed in the nineteenth century which is the reason why there is a predominance of Victorian architecture, and coincides with the liveliest period of the history of Kilmore in general and this commercial area in particular.

There are also several Federation and Interwar styled buildings (e.g., the former State Savings Bank at no.27) that demonstrate the continuing development of the precinct in the twentieth century. All of the significant structures are either single or double storey, of early horizontal weatherboard or unpainted brick construction. The institutional buildings vary considerably in style and scale. The former Town Hall (an elaborate Victorian Boom style building), for example, is equivalent to the height of three storeys.

Most of the buildings have steeply pitched hipped or gabled roofs clad in galvanised corrugated iron, behind substantial timber or masonry parapets. As well as the roofs, and parapets, the chimneys also form an important part of the picturesque historic skyline in the precinct and are found on many of these buildings. They can be seen from the front, side and rear.

Many shopfronts along Sydney Street are intact, and date from the Victorian era, although some were altered in the Federation and Interwar eras. They are especially notable for their early timber framed windows, panelled timber and glazed doors and, in the Federation period, for the copper and nickel-plated frames and the flowing lines of the leadlight highlights. Metal frames and more geometric styled lead lighting can also be seen in the Interwar period shopfronts. Shop ingoes are also a feature of many of the historic buildings.

Substantial buildings, designed in the classical style with notable parapets and cornices (which concealed the shingle, corrugated iron or slate roofs behind), were erected in the early 1860s. These included the still extant Royal Oak Hotel, the Red Lion Hotel, former Trainor's hay and corn store, (now Mac's Hotel) and the former Colonial Bank. There were also a number of two storey brick or stone shops-and-residence appearing. Together with the classical buildings they form a strong core of the precinct's historic character.

By the 1880s, many buildings had elaborate shopfronts and parapets richly decorated with stucco work of the Italian High Renaissance, where central, arched entablatures were supported on either side with stucco balustrade contribute to the picturesque skyline. Verandahs were relatively rare until the mid 1870s but, by the end of the 1880s, they ran continuously along the street with notable exceptions, usually where the original design was a fine architectural style without a verandah, such as that on the Town Hall. Signs were painted onto the stucco, and were generally confined to

panels in the render, entablatures or on the verandah fascias and end valences. After the depression of the early 1890s, further gaps between the buildings were filled in with highly decorative buildings of the Federation era such as Wallder's red brick butchers shop.

Powlett Street and Piper Street

Powlett Street between Foote and Piper streets contains an important collection of mid-nineteenth century civic, commercial and residential buildings associated with the early development of Kilmore.

Whitburgh Cottage, 10 Piper Street

'Whitburgh Cottage' is situated west of the intersection with Piper Street on the north side. The cottage is constructed in bluestone and originally comprised only two rooms, with two more rooms added in 1857. It has a simple hipped roof clad in slates and a double fronted facade with dressed stone quoin-work decoration around the openings. This is one of the oldest surviving structures in Kilmore and epitomizes early cottage design with simple double fronted composition, hipped roof and local materials. The inscribed stone above the entrance and the picket fence are notable features.

Colonial Bank (former), 1 Powlett Street

This is a two-level stucco brick building with a dentillated cornice, a string mould and architraves at the upper level. Below a plain storey-mould and above a similar dado-mould, there is smooth rustication on the lower level walls. The dado has panels of vermiculated rustication above a splayed plinth. The corner is curved which is unusual, being a device seen mainly in Geelong (Terminus Hotel, Mercer St, 1854). The style derives from the Italian renaissance, particularly the palazzos of the fifteenth century.

Kilmore Post Office (former), 2 Powlett Street

This two-storey coursed basalt rubble and ashlar building has, as a dominant stylistic element, an elevated gable roof rising over a gabled arcaded porch. The T-shape plan is symmetrical. Paired arched windows and an oculus, high in the gable, are used in each gabled bay; the secondary entry porches also being gabled. A dressed impost mould traverses the upper facade and most openings are quoined with dressed stone. The stylistic derivation is from the Italian renaissance.

Kilmore Court House (former), 4 Powlett Street

Built from coursed basalt rubble and rock faced basalt masonry, this court house has the basic stylistic elements consisting of an elevated hip-roof court room, expressed above a hip-roof arcaded porch and two symmetrically placed pavilions which express the ancillary rooms, on the perimeter of the court room. An attic storey is suggested by windows above the porch roof. Two basalt columns and two pilasters, carry the three arches of the porch: all are executed in dressed stone, contrasting with the rock face masonry behind. Three pairs of double doors, originally solid, and now half-glazed open from the porch: semi-circular fanlights surmount each pair. Like the adjoining Post Office, the style has evolved from the Italian renaissance.

Kilmore Police Station and Barracks (former), 6 Powlett Street

A two-level face brick building which is double fronted and set on an asymmetrical plan deriving from the Victorian Tudor of late nineteenth century England. The elevation also contains elements of the Romanesque, with a tall arched motif applied in bas-relief to the facade. Further style elements include the half-timbered expressed gables, grouped chimneys and the use of dichromate brickwork, stone dressings and terracotta ornament within the tympanums. Deliberate asymmetrical elements are used such as the Voysey-like extended gable of the front elevation and the stepped chimney shafts of the side. Internally the building contained the constables barracks on the rear left-hand and the Sergeant's quarters on the right-hand; the two were completely separate. The police station office was at the front left-hand and the scullery was in the basement.

Semple House, 11-13 Powlett Street

A double fronted, stucco brick house with a high, gabled slate roof and a timber verandah. Oculi are set high in the gabled end walls and the stuccoed chimney shafts and cornices have an Egyptian influenced profile. A wide central

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doorway opens on to the verandah; possessing panelled side lights and a top light. The house as a whole, derives generally from the Italian renaissance but in a form which is uncommon in Kilmore and Victoria. Mature plantings in the garden include an Oak (*Quercus sp.*) and Canary Island Palm (*Phoenix canariensis*).

Bindley House, 20-22 Powlett Street

An M-profile, slated hip roof house of face brickwork with a return verandah, terminated by two symmetrically placed wings on the north and south-east and supported on panelled columns. Paned full height glazed doors open out at frequent intervals onto the verandah which has a key-hole fretted valance between the supports. The verandah columns are of particular note; having circle and arch motifs within the panels. The arcading is repeated on the stuccoed chimney shafts. Below substantial bracketed cornices and the main roof eaves are decorated with metopes.

There is a large bluestone lower ground floor to the rear which is as big as the main house and has direct access to the rear garden. The front verandah has a substantial bluestone retaining wall below with additional later concrete buttresses. All brick walls have been painted and there is a sympathetic, but not original, picket fence to the front garden. Other notable features include elaborate chimney stacks, early wallpaper in the south-west room and a detached brick stable building complete with internal fittings.

House, 4 Mill Street

An early Victorian cottage with a low brick parapet and a corrugated iron hipped roof. There is one rendered chimney.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a dominant visual element in the precinct.
- To conserve the historic setting of buildings.
- To conserve and enhance significant views, vistas and landmarks in the precinct..
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

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2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
 3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
 4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
 5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
 6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
 7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
 8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.
9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
 10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
 11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
 12. Conserve or reveal views that contribute to the significance of the precinct.
 13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. Support the removal of buildings and accretions, which obstruct and/or detract from those important views of significant buildings as seen from the public realm.
- b. Discourage the removal of alteration of historic shopfronts.
- c. Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and

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verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical fences, shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)

d. Encourage the retention of vacant sites where they contribute to the historic setting of a building.

e. Encourage the use of paint colours appropriate to the era of the building.

f. Encourage the style, scale and location of signage to be appropriate to the era of the building.

g. Refer applications to Heritage Victoria for sites that have archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas, particularly the views to and from Victoria Street from within and outside the precinct, and the views to and from Sydney Street.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Kilmore Town Centre precinct comprises a group of predominantly nineteenth and early twentieth century commercial premises interspersed with civic and residential buildings extending along Sydney Street between Foote Street and Mitchell Street and Powlett Street between Piper Street and Foote Street. The following buildings/features contribute to the significance of the precinct:

- The buildings at 5 & 5A, 11-13, 14, 16* (Kilmore Town Hall), 19, 22, 24, 26, 27, 28, 29-31* (Royal Oak Hotel), 30* (Wallders Butchery), 32* (former Sugden's Buildings.), 36, 37, 38* (former All Nations Hotel), 39* (former Colonial Bank), 40-46, 43-45* (Red Lion Hotel), 48, 52* (London Mart) & 52A, 54, 57-59* (Mac's Hotel), 61, 67, 70-72B, 71, 73, 81, 83 & 85* (former Hudson's Warehouse) Sydney Street, 4 Mill Street, and 1* (former Colonial Bank), 2* (former Post Office), 4* (former Court House), 6* (former Police Station & Barracks), 11-13* & 20-22* (Bindley House) Powlett Street, and 10* Piper Street (Whitburgh Cottage).
- Hudson's Park including the mature plantings and the War Memorial and its environs
- The spaces adjacent to buildings that indicate the location of former carriage driveways and yards, particularly adjacent to the three hotel buildings.
- Views to the exposed side-walls of two storey buildings in the precinct.
- Views to the south towards the former Post Office, Court House and Police Barracks in Powlett Street, and the slot views towards the historic buildings and trees to the east and west of the precinct, including to Kilmore Creek and Monument Hill from Powlett Street.
- Archaeological remains.

*These places are of individual significance and have their own statement of significance.

The following places/elements are not significant:

- The buildings other than specified above.
- Non-original features (e.g. modern shopfronts, windows, doors, awnings) on Significant or Contributory buildings.

How is it significant?

Kilmore Town Centre precinct is of local historic, architectural, social and scientific significance to Mitchell Shire.

Why is it significant?

Kilmore Town Centre precinct is historically significant for its associations with important phases in the early development of Kilmore and demonstrates the importance of commerce and civic ideas to Kilmore's original town centre. The service economy that was dominated by the hotels testifies to the importance of Sydney Street as a supply point for travellers between Melbourne and northern and north-eastern Victoria, and New South Wales. The needs of nineteenth century travellers and the development of Kilmore can be seen in the proximity of the centre to the creek. This illustrates the important link between the water as a source for stock, food, supplies, services and entertainment for the men and women travellers stopping at Kilmore to camp and rest. The group of civic buildings in Powlett Street demonstrates the early importance of Kilmore as an administrative centre to the north of Melbourne. (Criteria A & D)

Kilmore Town Centre precinct is architecturally significant as a representative example of a predominantly nineteenth-century town centre. It has aesthetic qualities for picturesque and historic streetscape skyline that is visually connected

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along the relatively narrow, and slightly angled, Sydney Street. Of particular note is the significant group comprising the former Post Office, Court House, Police Station and Barracks and Colonial Bank that, as a group, close the vista south along Sydney Street. Hudson Park is notable as a visual break within the precinct, which provides a connection to the related landscape of Kilmore Creek to the east of the precinct. (Criteria D & E)

Kilmore Town Centre precinct is scientifically significant as a place where early settlement occurred and is presumed to have strong potential for archaeological research. (Criterion C)

Kilmore Town Centre precinct is socially significant as a place that is recognised by the community as having public value for its associations with numerous community events, held since the 1850s in various buildings, especially in the hotels and Town Hall and other civic buildings including the post office, court house and police station and barracks, and for the continuous commercial activity in the shops and offices that date from the nineteenth century. (Criterion G)

Recommendations 2012

External Paint Controls

Yes

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

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| | | | |
|----------------------|---|---------------------------|-------|
| Name | CHRIST CHURCH and RECTORY | File No | 292 |
| Address | CHURCH STREET, KILMORE 3-5 & 7-11 UNION STREET, KILMORE | Significance Level | Local |
| Place Type | Church,Bell Tower,Presbytery/Rectory/ Vicarage/Manse | | |
| Citation Date | 2012 | | |





Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Fleury, James

Architectural Style Victorian Period (1851-1901)
Picturesque Gothic

History and Historical Context

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

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From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s". The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

Christ church

Christ Church of England is located in the Private Town of Kilmore, Sections 30 and 31, in the Parish of Willowmavin, part of Rutledge's Special Survey. The site for the church was donated by the Crown.

The Parish of Kilmore was the fourth to be established in Victoria after Portland, Melbourne and Geelong. It was the first inland Anglican Parish in Victoria. The Reverend William Jones Thomas Singleton, M.A., described as a 'sincere and dedicated Christian' was invited to come from Ireland to Kilmore as first Rector. He arrived in 1849 together with his wife, Frances and a large family of children. He conducted his first service on 24th January 1850 in the purpose-built school house, which also served as a chapel. The following month Rev. Singleton opened the first school in Kilmore in the school house. Riding on horseback, communion services were held regularly at outlying homesteads.

The Anglican Bishop of Melbourne, Charles Perry, laid the foundation stone for Christ Church on 19 November 1857. The first service was held in the church at the beginning of January 1861 however the construction of the building was not completed until 1864. Bishop Perry dedicated the church on 22 May 1867.

Mr. Perrot was the original architect, providing his services to the church for free. Local architect James Fleury designed the chancel and interior of the church. The tower was never completed and the church was initially considered "unnecessarily large for the present population". At some time in the nineteenth century stained glass windows designed by the Melbourne firm of Ferguson and Urie were installed in the church. In 1922, concrete buttresses were installed on either side of the entrance.

The Rev. Singleton served as minister until 1868. It was during his tenure that the rectory was built. Local architect James Fleury called for tenders for the Church of England rectory in the *Kilmore Examiner* on 7 June 1867. Another achievement during his time as Rector was building of the first church at Broadford. Bishop Perry dedicated St Matthew's on 3rd August 1862.

Singleton was followed by Rev. J.H. Watson 1868, Rev. J.B. Garlick 1868-69, Rev. H.C.M. Watson 1869-72, Rev. A. Toomath 1873-92, Rev. M.F. Cahill 1892-1905, Rev. R. Leck 1905-12, Rev. J.A. Peck 1912-20, Rev. E. Finnie 1920-26, Rev. W.P. Daunt 1926-29, and Rev. E.H. Pickford 1929-36.

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The church was located on an acre of land that was "paled in and enclosed by a hawthorn hedge, and planted with a great variety of evergreen and deciduous trees".

Ferguson and Urie

The firm of Ferguson and Urie (also known as Ferguson, Urie & Lyon) is believed to have been the first commercially viable stained-glass manufacturers in Australia and produced stained glass windows and painted transparencies on glass for a 30 year period in the late nineteenth century (DAAO). James Urie, transparency and stained-glass painter, decorator and plumber, came to Victoria from Scotland in 1853. Later, in partnership with James Ferguson, he set up a plumbing business in North Melbourne and by 1860, when Ferguson & Urie were listed in Sands & Kenny's *Commercial and General Melbourne Directory* under 'Painters, Plumbers, Glaziers and Paperhangers', they were manufacturing lead for leadlight windows as part of the business. They displayed specimens of their 'Ornamental Glazing in Lead' at the 1861 Victorian Exhibition preceding the 1862 London International. At the same exhibition the British-trained stained-glass designer John Lamb Lyon, then living in Main Street, Maldon, showed 'Stained Glass' - Lyon became their designer and soon became a name partner in the firm. He continued to be their chief glass-painter until 1873 when he left to found the major nineteenth-century glassmaking and decorating firm of Lyon & Cottier in Sydney (DAAO).

Their earliest known manufactured stained glass, identified by Geoffrey Down, dates from 1864: a Burning Bush window for St Enoch's United Presbyterian Church, West Melbourne (destroyed), a crudely painted Apostle cycle of three windows for St Andrew's Presbyterian Church, West Melbourne (now in Box Hill Church) and a large four-light Prince Albert Memorial window in Holy Trinity, Kew (extant, in situ) (DAAO).

By 1872 Ferguson & Urie were exporting glass to Adelaide, South Australia, and to rural areas; their stained-glass window at the entrance to John Dixon Wyselaskie's country seat *Narrapumelap*, near Hamilton, Victoria, is dated 1873. According to Zimmer, the pinnacle of their stained-glass career came in 1875 when they won a first-class certificate for their glass at the Melbourne Intercolonial Exhibition. The firm continued after Urie's death in 1890, but eventually closed in 1899 (DAAO).

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982

Kilmore Anglican Church website

Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972

Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80 National Estate Register, Place ID 004395

Dictionary of Australian Artists Online (DAAO), Entry for James Urie, <http://www.daa.org.au/main/read/6322> - viewed 15 August, 2009

Relevant Historical Australian Themes

8.10.4 Designing and building fine buildings

8.6.1 Worshipping together

8.6.4 Making places for worship

Description

Physical Description

Christ Church is an early English Gothic parish church, built of coursed basalt rubble, with angle and wall buttresses, the

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masonry being pointed with blue ash mortar. A string mould expresses a podium and the buttresses splay out at this point to relieve the unusual high walls. Freestone caps have been applied to the tops of the walls. Diamond pane, bordered glazing has been used within dressed basalt architraves. A gabled chancel, designed by James Fleury in 1861, lies at the south end of the church.

The architecturally incomplete front elevation has protruding blocks for keying the proposed tower to the centre front of the building. The temporary concrete-rendered buttresses that protrude from either side of the front entry arch which were installed in 1922 would have been removed if the tower had been built.

The lancet windows have cathedral leadlight glass that provides a light and delicate relief from the strong bluestone walls, buttresses, stringcourses and plinth. Some of the original cathedral glass windows have been replaced with memorial stained glass windows, designed by Ferguson and Urie. The simple rectangular form has a gable roof clad in slate. The building has a plain form as the 1857 architectural design, by Ruet, has relied on the construction of the tower to give the place a strong and elegant finish. Internally exposed king post trusses support a varnished, boarded ceiling, the dado being similarly lined and finished. Between the walls is rule, originally tinted plaster. The interior of the church is of note for the very fine roof trusses and windows, but is otherwise quite plainly decorated.

The 1867 rectory is situated in the south-west corner of the site. Set on a podium of coursed bluestone, this imposing building is a fine architectural example of Victorian Regency style. It is a double-fronted face-brick house with a high-hip roof of slate and a concave corrugated iron roof verandah on all sides. The paired verandah columns are of panelled timber with capitals. Dog-toothing and brattishing are contrived in brickwork under the eaves and freestone quoining is employed at the corners. The chimney shafts are panelled and dentillated, face-brick and corniced with stucco. The house has an English Regency character in the lightness of the verandah treatment, and in the long, elegant windows. It has parallels with other Kilmore buildings such as Bindley House in Powlett Street, Rose Hill in Fitzroy Street and Castlemaine buildings such as 2 Burnett Road (c 1867) and Pine Hill, 8 Burnett Road (c 1863-64). It is of architectural interest as an early example (1868) of the use of face brickwork for decoration and for walling (unpainted).

Originally the grounds were enclosed with a split paling fence, later pickets were used in combination with a hawthorn hedge. These have not survived and the boundary was later enclosed by an inter-war style cyclone wire fence with timber posts. This fence has not survived either. Surviving early plantings on the site include several Italian Cypresses (*Cupressus sempervirens*) -one adjacent to the Church Street frontage, several on the west side of the church and one in the north-west corner of the site near Union Street.. The cypresses to the immediate west of the church are smaller specimens than the other two. An angle iron framed bell tower sits to the east of the church. To the west of the church is a post-war brick house.

Statement of Significance

What is significant?

The Christ Church of England complex at 3-5 and 7-11 Union Street, Kilmore. The following elements contribute to the significance of the place:

- . The church including the interior, in particular the king post roof trusses and lancet windows with cathedral leadlighting**
- . The iron framed bell tower**
- . The 1867 Rectory**

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. Mature trees including cypresses and conifers located to the east on the Church Street frontage and the north-west corner of the site near Union Street.

. The Italian Cypress trees to the immediate west of the church are not of significance.

. The post-war house and garage, and the boundary fence are not significant.

How is it significant?

The Christ Church of England complex is of local historic, social and architectural significance to Mitchell Shire.

Why is it significant?

Christ Church of England is historically and socially significant for its associations with the establishment and early development of the Anglican Church in Victoria in the mid-nineteenth century. The church symbolises the beginnings of Anglican worship in the area immediately to the north of Melbourne and also demonstrates the significant development of Kilmore in the wake of the gold rush. It is also significant for its associations with Rev. Singleton who played an instrumental role in the development of Kilmore parish during its formative years. (Criteria A & H)

Christ Church of England complex is socially significant as the centre of Anglican worship in the Kilmore Parish for over 150 years. (Criterion G)

The complex as a whole including the surviving mature plantings of Italian Cypresses to the east of the church and the north-west corner near Union Street is significant as a rare surviving example of a mid-nineteenth century church complex. Christ Church itself is architecturally significant as a representative (if somewhat incomplete) example of an early English Gothic parish church, a type that is relatively rare in Victoria. The simple and intact interior is notable for its king post roof trusses and the stained glass windows, which are examples of work of the firm of Ferguson and Urie. (Criteria D & E)

The former Rectory is architecturally significant as a fine example of Victorian Regency style, a type that is relatively rare in Victoria, with notable detailing to the verandah and the main elevations. (Criteria D & F)

Recommendations 2012

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes Italian cypresses

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------|---------------------------|-------|
| Name | HOUSE | File No | 1538 |
| Address | 6 UNION STREET, KILMORE | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

Early development of Kilmore

The town of Kilmore, in the Parish of Willowmavin, is situated on land that formed the border between F.A. Powlett and W.P. Green's pastoral run of *Moranding*, taken up in 1838, and H.H. and W. Jones' pastoral run of *Pontesford* (also spelt *Pontisford*) that was taken up in 1840.

In 1841 William Rutledge purchased 5,120 acres, at a cost of £1 per acre, under the Special Survey scheme introduced in 1840 and discontinued in 1841. In June 1841 T.H. Nutt surveyed Rutledge's claim that included the Melbourne to Sydney road through the eastern portion. Overlanders from New South Wales used the route, which was part of the mail run between Melbourne and Sydney.

From humble beginnings as an Irish emigrant to New South Wales in 1829, Rutledge became a successful land speculator and businessman. In September 1841 he advertised township and suburban allotments in the "Kilmore Special Survey" describing the town allotments as possessing "the advantage of close proximity to the Sydney Road and to the well

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known water holes where Mr Bonney [overlander] and others were accustomed to encamp before Melbourne arose". William Rutledge was born in Ballymagirril, County Cavan. Kilmore shares its name with the diocese in which he was born. Some claim that it is the oldest inland town in Victoria.

The *Plan of the Private Town of Kilmore* shows streets and allotments that were not laid out in traditional north-south grids but followed the original Melbourne to Sydney track to the east of Kilmore Creek. When the government surveyed the "new" town, immediately to the south of Rutledge's Private Town, the streets were north-south, hence the distinction between streets and allotments north and south of Foote Street.

The plan of the *Old Township of Kilmore* (1855) shows a large number of buildings along "Sydney Road", with very few buildings to the west. One building is shown in Chapel Street, five in the western half of Union Street, and a "Parsonage and School" in Church Street. Kilmore had the advantage of being on the main Melbourne to Sydney Road. Early survey and settlement meant that it was well positioned to take advantage of the gold discoveries at Reedy Creek, McIvor (now Heathcote), Beechworth and Bendigo. Tucker, in *Kilmore on the Sydney Road*, described the "twenty years following the gold rush [as] the busiest in the establishment of permanent buildings and new businesses in the town until the 1890s". The population peaked at 1668 in 1861 before gradually declining to 1044 by 1901.

House, 6 Union Street

Patrick J. O'Connor was the first owner of this house, which was built c.1860. He was listed as a contractor in the 1866 Butler & Brookes Directory and in the 1868, 1869 and 1870 Bailliere's Directories. He was involved in building and road-making. O'Connor built the Shannon Hotel in 1868 which he temporarily closed in 1873 when he took over the license of the Lamb Inn, however after a few years he transferred back to the Shannon Hotel. In the early 1870s, in conjunction with Donald Kennedy, he erected the Kilmore State School. O'Connor is well remembered for his work on the cutting and formation of the road from the railway station at Kilmore East to the towns of Kilmore, providing a suitable gradient for transporting goods up the 300 feet climb.

In 1873 O'Connor was the owner of this house that was occupied by Lucy Armstrong who soon became both owner and occupier. It is possible that she is the same "Miss Armstrong" who established a school "in the vicinity of the Church of England about the year 1872". Miss Stone succeeded Miss Armstrong at the private school for girls that continued until the 1890s.

Sources

Planning Collaborative, *Kilmore Heritage Study*, Shire of Kilmore, 1982
Maher, J.A., *The tale of a century. Kilmore*, Lowden Publishing Co., Donvale, 1972
Maya, V., *Kilmore on the Sydney Road*, Shire of Kilmore, Kilmore, 1988 pp.79-80
register of the National Estate Register 004395
National Trust of Australia (Victoria) Register B5361

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 4.5 Making settlements to serve rural Australia

Description

Physical Description

An early Victorian Georgian house built c1860. It is a stuccoed brick house with a high-hipped roof and a verandah: the verandah having been partially demolished on two sides and altered. The facade consists of ruled stucco: two doors and

HERITAGE CITATION REPORT

three windows all evenly distributed. The duplication of doors may indicate that the building was used for a private residence and private school, as indicated in the history of the property. The face brick chimney has a dog-toothed cornice and originally would have been unpainted. The verandah posts date from c1910, the entrance doors are not original and the verandah floor was timber. A major wing has been added to the northwest c1890 with a smaller one to the northeast.

Statement of Significance

What is significant?

The house 6 Union Street, Kilmore, comprising the c.1860 house and the c.1890 addition. Later additions and alterations are not significant.

How is it significant?

The house at 6 Union Street, Kilmore is of local historic significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving mid-nineteenth century houses associated with an important early phase of development in Kilmore, when it grew in the wake of the gold rush. (Criteria A & B)

Recommendations 2012

External Paint Controls

| |
|---|
| - |
| - |
| - |
| - |
| - |
| - |
| - |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | MARIST BROTHERS MONASTERY and SCHOOL (FORMER) | File No | 384 |
| Address | 32-42 WHITE STREET, KILMORE | Significance Level | Local |
| Place Type | School - State (public) | | |
| Citation Date | 2006 | | |



| | |
|--|-------------------|
| Recommended Heritage Protection | VHR - HI - PS Yes |
|--|-------------------|

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|----------------------------|---|
| Architectural Style | Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne |
|----------------------------|---|

History and Historical Context

The former Marist Brothers' Monastery and School is located in the town of Kilmore on Crown Allotments 1, 2, 3 and 11, Section 29 in the Parish of Bylands. On the 1855 map of the Township of Kilmore these allotments were marked "Reserve", possibly for future church or school areas. The first Crown Land owner of these allotments was M. Branigan on December 28, 1865. Fr. Michael Branigan was the resident Catholic pastor at Kilmore at that time and it can be presumed that his name was on the title for this land.

Kilmore was a major centre of Catholicism in Victoria and was created a separate mission from Melbourne in April 1849 by Bishop Goold. The Census of 1857 listed 2,330 people living in Kilmore of which 1,247 were Roman Catholics.

In 1876 building commenced on the Convent of Mercy and girls' school in Sutherland Street, virtually directly west of the White Street site, and was completed in 1890. The White Street site was developed as a Catholic boys' school under

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Parish Priest Fr. Michael Farrelly who was born in Kilmore, Ireland.

The foundation stone was laid on April 24, 1889 and the school opened on January 23, 1893. Fr. Farrelly had asked the Marist Brothers from Sydney to run the new establishment, referred to initially as the Marist Brothers' Monastery and School and later as Assumption College. In 1897 it was claimed that stones from the old abandoned Catholic Church built in the 1850s in the "Survey" [Rutledge's Survey] were used in the construction of the Marist Brothers School.

In addition to expanding into a large and respected school in the state, a large number of boys who attended the Marist Brothers' School [Assumption College] went on to join the order and teach in Marist Brothers' Schools throughout Australia while others joined the priesthood. Peter de Campo, grandson of Tom de Campo who lived in Powlett Street, boarded at Assumption College. He later became a priest and in 1997 he was the Bishop of Port Pirie in South Australia when he concelebrated Mass at the Centenary of the Marist Brothers Sacred Heart College in Adelaide.

By 1912 the Sisters of Mercy were in financial difficulties as their debt from the commencement of the girls' school had "risen to alarming proportions". In July 1913 a proposal was put to the Marist Brothers to take over the convent, property and debt of £4,500 in return for their premises in White Street. The proposal was endorsed on the condition that the nuns could find no alternative for their financial problems.

The exchange occurred in January 1914. The Sisters of Mercy were then free of debt to run a more reasonably sized school, St Joseph's Convent in White Street, while the Marists Brothers benefited from the superior building and 33 acres of land to cater for the growing school, Assumption College. In 1972 Assumption College went co-educational, a move which probably heralded the eventual closure of St Joseph's.

The major change to the White Street building during that time was the addition of the chapel to the north of the original building in the 1920s.

Ironically some classes from Assumption College were held in the convent in the 1890s when the nuns moved to a smaller house, and in 1986 they left Kilmore, 110 years after their arrival.

The White Street building was purchased, extensively renovated, and opened as the Kilmore International School in May 1990 with just four students. By the end of the year there were 22 students and in November 2003 the total enrolment was 350 students.

The former Marist Brothers' Monastery and School, later St Joseph's Convent, has played a significant part in the education of Catholic boys and girls in Kilmore for almost one hundred years and today it continues the role of education the children of the town and the region.

Source: Susie Zada.

c. 1889, former St. Joseph's Convent.

The grandstand was moved to the International School. It has not been re erected and was still lying on the ground in 2003.

REFERENCES

Plan of Town of Kilmore marked up with first land sales, dates and costs, n.d.. Source: State Library of Victoria, 820bje 1837; Plan of Township of Kilmore, October 17, 1855. Source: State Library of Victoria, 820bje 1837; Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria, A.H. Massina & Co, Melbourne, 1897, pp. 58-9; Tucker, Maya V, Kilmore on the Sydney Road, Shire of Kilmore, Kilmore, 1988, pp. 9, 81, 84, 137-8; 165, 198; Maher, J A, The Tale of a Century Kilmore 1837-1937: A History of Victoria's Oldest Inland Settled Town, Lowden Publishing Co., Donvale, 2002, p. 79-80, 85-6; Holloway, Anne (comp.), A Walk in Kilmore, Kilmore Historical Society Inc., Kilmore, 1988, p. 21; Holloway, Anne (comp.), A Second Walk in Kilmore, Kilmore Historical Society Inc., Kilmore, 1992, p. 4; Kilmore Heritage Study, Shire of Kilmore, 1982; Allen, Maree G, The Labourers' Friends, Hargreen Publishing Company, North Melbourne, 1989, p. 59-60; Centenary of Sacred Heart College, Adelaide, web site:

HERITAGE CITATION REPORT

<http://www.fms-sydney.org.au/schools/education/lavalla/April1997/lavalla-p6.htm> ; Note: Fr. Michael Branigan's surname is spelt in a variety of ways, however Catholic references and the Victorian Death Index show this to be the most likely correct spelling.

KHS82, HE, Reed(30) - including 1 map
KHS82, HKC(28) - including 1 illustration and 1 map

Description

Physical Description

Originally an excellent example of an Elizabethan Revival or Federation Queen Anne building of face brick, the intricate and fine colours of the bricks have been overpainted in a single light colour. The building is two storey with a steeply pitched gable roof clad in slate. The front elevation consisted of two major gabled bays and one lesser gable porch in antis: the gables having decorative king post flying trusses (now removed), finials, and deep barge boards with recessed scalloped decoration.

String moulds divide the facade horizontally at dado, impost and storey levels. Segmented arches span the window and door heads. Heavily corniced and stuccoed chimneys adorn the roofline which was further enriched by cast iron cresting.

The original section has been added to in the north, in a similar but stuccoed style, to create a large chapel bay.

A recent, but appropriate picket fence has been constructed on the main street frontage.

Some early outbuildings survive.

Refer to Database No. 375 regarding the original of the grandstand from the racecourse which was moved to the International School about 1999 but has not been re-erected. It was stored on the ground, in the weather.

Recommended Management

Prepare a Conservation Management Plan for the whole site. This is highly recommended.

Reinstate the decorative architecture details.

Remove the paint using chemical means'.never use sand or water blasting.

Reconstruct the flying gable end decoration as seen in the 1930s, and other early photographs.

Physical Description

Building, Educational, Religious

Statement of Significance

The former Marist Brothers' Monastery and School, 32-42 White Street, Kilmore, is aesthetically significant on a LOCAL level (AHC criterion E1) as an unusual example in the Shire of a cultural landscape containing a substantial

HERITAGE CITATION REPORT

Federation Queen Anne building originally built as a Marist Brothers' Monastery and School.

The former Marist Brothers' Monastery and School is historically significant on a LOCAL level (AHC criteria A 4, H 1). The foundation stone was laid on April 24, 1889 and the school opened on January 23, 1893. It is associated with the former Marist Brothers' Monastery and School, later St Joseph's Convent, has played a significant part in the education of Catholic boys and girls in Kilmore for almost one hundred years and today it continues the role of education the children of the town and the region as an International College.

The former Marist Brothers' Monastery and School is socially significant on a LOCAL level (AHC criteria G 1). It has been a major education provider for over one hundred years and is strongly associated with the success and celebration of the education of thousands of students in Kilmore.

The former Marist Brothers' Monastery and School is scientifically significant on a LOCAL level (AHC criteria F 1). In 1897 it was claimed that stones from the old abandoned Catholic Church built in the 1850s in the "Survey" [Rutledge's Survey] were used in the construction of the Marist Brothers School. The remains of the former racecourse grandstand have potential archaeological interest.

Overall, the former Marist Brothers' Monastery and School is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

Name Moranding Rural Settlement
Address 475, 495 & 520-530 FORBES-MORANDING ROAD, MORANDING **Significance Level** Local
Place Type Historic Landscape, Mixed Use Precinct
Citation Date 2012



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Location of Moranding

The precinct, in the Parish of Moranding, comprises land taken up in 1838 that was part of FA Powlett and WP Greene's pastoral run of Moranding. Joseph Sutherland took over the property in October 1844. He was followed by John Clarke in December 1850. On 31 December 1850 Clarke applied for a pre-emptive right of 2,056 acres from his "Korkorruck Creek" run, and he was granted the basic 640 acres in October 1852 for twenty shillings per acre. Clarke paid for his pre-emptive right in July 1853, four months after he split his run into Moranding West and Moranding East. Clarke's holding was bounded by Boundary Road (now Willowmavin Road), Forbes-Moranding Road, Allens Road and Kurkuruc Creek.

Early European occupants

During her overland journey from Port Phillip to Sydney, Lady Jane Franklin, who was married to the Governor of Van Diemen's Land, Sir John Franklin, stopped at Moranding where Greene was building a homestead. He lived at that time in a 'tiny hut on a floor of loose earth'. The 1851 *Sale Plan of Country Sections in the Parish of Moranding* shows Laurence Bourke as the other major landholder in the area, who had selected more than nine hundred acres.

In the 'new' town of Kilmore there are streets named after early European landholders such as Powlett, Greene, Sutherland, Clarke and Bourke.

Other Crown land purchasers along the Forbes-Moranding Road included Finlay McNab, Michael Flinn, John Carroll, William O'Connor, Joel Cooper and John Lynch.

Development of the Moranding Settlement

Squatters and land selectors were the first Europeans to occupy the region. In 1855 alluvial gold was found along the Kurkuruc Creek in Moranding. Laurence Bourke was one local to benefit from the diggings south of Diggings Rd and Prices Creek, with newspaper reports claiming that he mined between £10,000 and £28,000 worth of gold before he struck an underground stream that flooded the mine.

A large number of people travelled through the area on their way to the McIvor diggings. South of Lowden Road, the traffic was so heavy that this section was metalled with cobblestones. The Old Sydney Road split into two north of Pretty Sallys Hill, with one branch crossing the Kilmore-Lancefield Road via Paynes Road into Kings Lane that ultimately joined Campaspe Road. The other, via Moores Road, entered the Kilmore-Lancefield Road via High Park Road, and this traffic crossed the Kurkuruc Creek at a specially constructed ford near the intersection of the Old Lancefield Road and the Forbes-Moranding Road west of the Forbes Post Office.

The Clarke homestead, a remnant of the pre-emptive right between the creek and Forbes-Moranding Rd, sits on the north side of Boundary Road, east of the existing Willowmavin Primary School. Weary travellers, who the owners considered 'respectable', were able to use the homestead as an open house. Other would-be diggers traversed Boundary Road to travel north along Campaspe Road. From 1912, spectators, bookmakers, trainers, slippers and greyhounds alighted the train at Willowmavin station and walked several hundred metres to the Plumpton course, located on the southwest corner

of Allens and Campaspe Roads, which operated until 1919. Punters gathered to watch dogs chase hares around a bluestone walled track. The hares had to run around the course and scurry through a hole in the wall before the dogs tore them to pieces. The Kilmore Coursing Club went into debt and the course was sold at auction in January 1920. The Willowmavin station, which also doubled as the Willowmavin Post Office, was also a popular unloading place for sheep trucked into the district. There are archaeological remnants of the Clarke homestead, Plumpton course and Willowmavin Railway station and reserve just outside the heritage precinct.

Between 1860 and 1865 the Victorian Parliament passed Land and Selection Acts that encouraged some smallholders to farm for the first time, but it also prompted ruthless and disreputable squatters to use their families and employees to buy, and then sell back to them adjoining land as a way of consolidating their original claims. It also saw the demise of the Kilmore Racecourse as the land was surveyed into crown allotments and sold. The colonial legislators' dream of a rural population of yeoman farmers, tending smallholdings that would bring civilisation to a 'state of nature', did not eventuate. Instead, a few benefited at the expense of the many

The population around Moranding rose to a level in 1865 that justified a Common School for the children. This was the same year in which selectors were, for the first time, required to live on their blocks for three years. In 1866, the school had an average attendance of twenty-six, and this number rose to forty-five in 1873. Despite the changes in law, the area was rocky and difficult to farm, which may have made credit payments for land too difficult for selectors who lacked capital. After 1862, groups of the 'Kilmore Irish' began to leave Moranding to select better land around Tatura and Dookie. The number of children going to the school dropped to an average of sixteen in 1890. By the turn of the century the population declined further, the school was closed, and the road from Kilmore to McIvor bypassed the Moranding settlement.

Extant Historic Places

Somerset Cottage [the cottage was recently removed] and Outbuildings

This property is located on land first owned by John Carroll and was the home of Rebecca 'Beckie' Hannam, nee Knights, Finlay McNab's housekeeper.

Ardmona- both sides of the Forbes-Moranding Road

McNab arrived in the colony with his parents and siblings in 1839 on the ship *David Clarke*. After a short time in Melbourne, the family leased a farm at Beveridge. In the late 1840s McNab was carting wheat to the Kilmore flourmill and supplies to the McIvor goldfields. In 1855 he purchased a property at Moranding where he farmed wheat. In 1877 he selected land at Puckapunyal but returned to Kilmore in 1890. Two of McNab's sons, Colin and Angus, settled at Moranding. Colin farmed and Angus conducted a legal business, McNab & McNab, in Sydney Road, Kilmore. They both became shire councillors. Another son Frank established the legal firm McNab & McNab in Melbourne. A further son, John Finlay 'Sandy', became a noted wool classer and was closely involved with the establishment of the Merino industry in South Africa. The McNab family were fondly remembered for "McNab's Barn", a stone building used regularly for local dances. The bluestone building on Ardmona is the one known as McNab's Barn.

Former Harvest Home Hotel and Outbuildings

This building is on land initially selected by Lawrence Bourke that was first purchased by Joel Cooper. In October 1859 Cooper took out a publican's license for the Harvest Home Hotel. It was located opposite the Golden Vein property, on one of the tracks from Kilmore to the McIvor goldfields, collecting passing trade as well as serving the local population. In the same year the "Christmas Sports" were held at the hotel, which was almost located opposite the Moranding Race Course shown on the 1851 plan. In December 1865 Cooper applied for a beer license for "a house situated at Moranding, containing four rooms, and not licensed". It is uncertain if this is the same building licensed in 1859 or a new building, however the house may have been larger than four rooms with some rooms used for private purposes that were not eligible for inclusion in the license. The public meeting called for 16 July 1863 to form a District Road Board was to be held at "Mr Joel Cooper's, Moranding". Hotels were regularly used at this time for community meetings therefore the

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hotel may have been operating in some form in 1863.

Cooper was a member of the School Committee in 1865 and in 1875 was unsuccessful in the election of the first councillors in the Shire of Kilmore. Besides running his hotel, Cooper was the successful tenderer in 1873 for fencing the school grounds and was also running a dairy.

In April 1875 Cooper sold his "compact dairy" at Moranding. It was described as 532 acres subdivided into various paddocks, with a permanent water supply fed by a never failing creek. The improvements consisted of a six-room stone house with detached kitchen, a stone dairy, a stable, barn, milking sheds, stockyard and all appliances for carrying on an extensive dairy. The demise of the hotel coincided with the development of the main road from Kilmore to Heathcote / McIvor, located some distance to the east of Moranding. The ruins of the main building, an outbuilding and domed underground tank are extant.

Moranding West School No. 791

The school is located Crown Allotment 32, which was initially owned by Finlay McNab. He was the correspondent of the school committee formed in June 1865 to establish the area's first Common School. The school opened on 24 September 1866 with Peter Hatton as head teacher (1866 -67). The average attendance was twenty-six. When it became a State School in 1873 Richard Sheehy was in charge and the average attendance had risen to sixty-seven. By 1890 the enrolment had decreased to sixteen and it was closed in December 1898.

The Education Department paid fourteen pounds for a half an acre of land. Kilmore stonemason John Symons Down was the contractor for the "20 feet x 15 feet bluestone building with a slate roof", which opened on 26 September 1866. The Committee was reprimanded by the Schools Board for not submitting plans and specifications before proceeding with the building, for which they sent this apology:

the committee express their regret at not providing the plans and specifications before commencing to build, as rule 45 does not expressly state that they should be submitted to the Board before commencing to build. The committee earnestly hope that the Board will excise their first error.

The initial average attendance of twenty-six grew to sixty-seven in 1873 but repeated applications to enlarge the building were unsuccessful. C Morton erected a wooden teacher's residence in 1877 at a cost of two hundred pounds and, in 1888, a "buggy house and stable" were erected in a position designed not to interfere with the playground. The school became a State School in 1873, following the passage of the Education Act. Attendance dropped to sixteen by 1890 and the school was closed in 1898. The neighbouring schools at Kilmore Diggings, Moranding/Ghera and Willowmavin absorbed some of the Moranding students. The school, residence and land were sold in 1908 and again in 1911 when Angus McNab bought the site and buildings for seven pounds - half the price the Department paid his father for the land in 1866.

The demise of the school reflected the rise and decline of the Moranding settlement. It began as a pastoral and agricultural area and was a resting place for travellers on the Kilmore to Heathcote/McIvor road. Local gold mining added to the activity in the area however by the turn of the century, pastoralism and notably dairying were the predominant industries. A creamery for separating the milk was established on the north-east corner of Boundary Road (Willowmavin) and the Forbes-Moranding Road.

Description

Physical Description

Urban Design & Engineering Infrastructure

The Moranding Rural Settlement precinct is a small-scale collection of culturally significant places, largely identified by some significant and intact buildings such as, a bluestone former school, large bluestone barn, and substantial ruins such as the Harvest Home Hotel and outbuildings, and archaeological sites such as the former Moranding Racecourse. The dominant and unifying feature is the Forbes-Moranding Road, which has a narrow black asphalt centre with gravel verges, native trees and undergrowth. The rural setting for the significant places is an important part of the visual catchment of the precinct.

The allotment sizes within the precinct vary considerably. The Forbes-Moranding Road punctuates the centre of the precinct, with a few buildings on either side. There are no regular setbacks from the property boundaries.

Within the precinct there are significant visual connections that assist in understanding the historical, cultural and architectural development of the settlement and the surrounding area. Significant urban focus points in or nearby the precinct include the bluestone former Harvest Home Hotel outbuilding and ruins; the bluestone former Common School; the bluestone barn and a setting of substantial gum trees and pasture.

The most significant remnants of engineering infrastructure are the excavated cutting north of the narrow bridge at Allens Road, grassed and gravel verges either side of the central strip of black asphalt of the main road and the graded gravel formation of Allens Road.

Landscaping

The historic places are framed by native bush, on the sides of the road reserve, which form a canopy of trees over sections of the road. Together with the grassed and gravel verges, the landscape setting is an important part of the precinct's historic aesthetics.

Culturally Significant Structures

The significant buildings and places within the Moranding Rural Settlement precinct are primarily bluestone and timber structures that include the Victorian-styled Harvest Home Hotel, the Ardmona outbuildings, the former Moranding West School and some timber structures.

The significant structures in the precinct were constructed between the 1840 and the 1870s. They are all single storey detached buildings with gabled or hipped roof forms clad in galvanised corrugated iron (although the school was clad in slate). Wall construction varies between bluestone and horizontal weatherboard cladding. Early timber framed, predominantly double hung, windows are on most buildings.

Somerset Cottage and Outbuildings, Forbes Moranding Road, Moranding

This Victorian timber cottage with gable roof, skillion verandah and brick chimney was removed in 2003, however the timber outbuildings, large exotic trees remain as a guide to the location and setting of the cottage.

Moranding West School No. 791

Moranding West Common School, built in 1866, is a single room (twenty feet by fifteen feet) bluestone building of split face bluestone laid in coursed random rubble. Tuck-pointing is used to outline the pattern of stones. The gable roof was originally clad in slate and the gable ends were decorated with finials. Six twelve-pane sash windows light the interior. At one end of the room, there is a fireplace with an unusual sandstone fire surround with sloping reveals. The chimney is made of orange brick. The timber-lined ceiling has a coved shape. The interior has the remains of a timber floor and a hard plaster finish on the stone wall. The walls are in excellent condition following recent conservation work to reconstruct original window openings and repair the chimney. The slate roof has been replaced with corrugated iron and new gutters and downpipes have been installed. The sash windows are in poor condition although some remain, which

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would enable accurate replacements or repairs to be made. The timber floor and sub-floor structure have rotted and the interior hard plaster is extensively damaged. The timber-lined ceiling is in good condition. The building is in the process of restoration and adaptive reuse.

Former Harvest Home Hotel

There are substantial ruins and some intact outbuildings, all constructed in bluestone, and a domed underground tank extant on this site. Sufficient information is available for the reconstruction of the damaged and missing fabric.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the isolated cultural landscape setting of the precinct.
- To discourage further development within the precinct.
- To ensure that new development does not become a dominant visual element within the precinct
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the

HERITAGE CITATION REPORT

street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- Encourage fences to be constructed in traditional rural styles such as post and wire or post and rail.
- Discourage the construction of new buildings unless they are necessary to enable the continuing or adaptive re-use of buildings.
- Encourage adaptive re-use of the buildings.
- Refer applications on sites with archaeological sensitivity to Heritage Victoria for comment.
- Avoid development that would obscure the view of significant or contributory buildings or features from Forbes-Moranding Road.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Moranding Rural Settlement comprises a small group of buildings situated along the Forbes-Moranding Road, Willomavin. The places that contribute to the significance of the precinct are:

- The former Common School, constructed in 1865, at 520-530 Forbes-Moranding Road.
- The bluestone outbuilding at 'Ardmona' at 475 Forbes-Moranding Road.
- The ruins of the Harvest Home Hotel, including outbuildings and underground tank at 495 Forbes-Moranding Road.

How is it significant?

Moranding Rural Settlement precinct is of local historic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

Moranding Rural Settlement precinct is historically significant as a place associated with the development of Moranding as a farming area from 1838, and briefly with gold mining in the 1850s. This road was used as one of the tracks from Kilmore to the McIvor goldfields, and the substantial bluestone Harvest Home Hotel, built in 1859 illustrates the

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importance that this resting place had for travellers, while the former Common School and the bluestone outbuilding at Ardmona provide evidence of the settlement that developed here in the nineteenth century. It is a representative example of the isolated rural communities established in the nineteenth that often vanished by the twentieth century. (Criteria A & D)

Moranding Rural Settlement precinct is scientifically significant as an early settlement site with ruined buildings and other sites of archaeological potential that may provide further evidence of the settlement of this area. (Criterion C)

Recommendations 2012

External Paint Controls

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| - |
| - |
| - |
| - |
| - |
| - |
| - |

Internal Alteration Controls

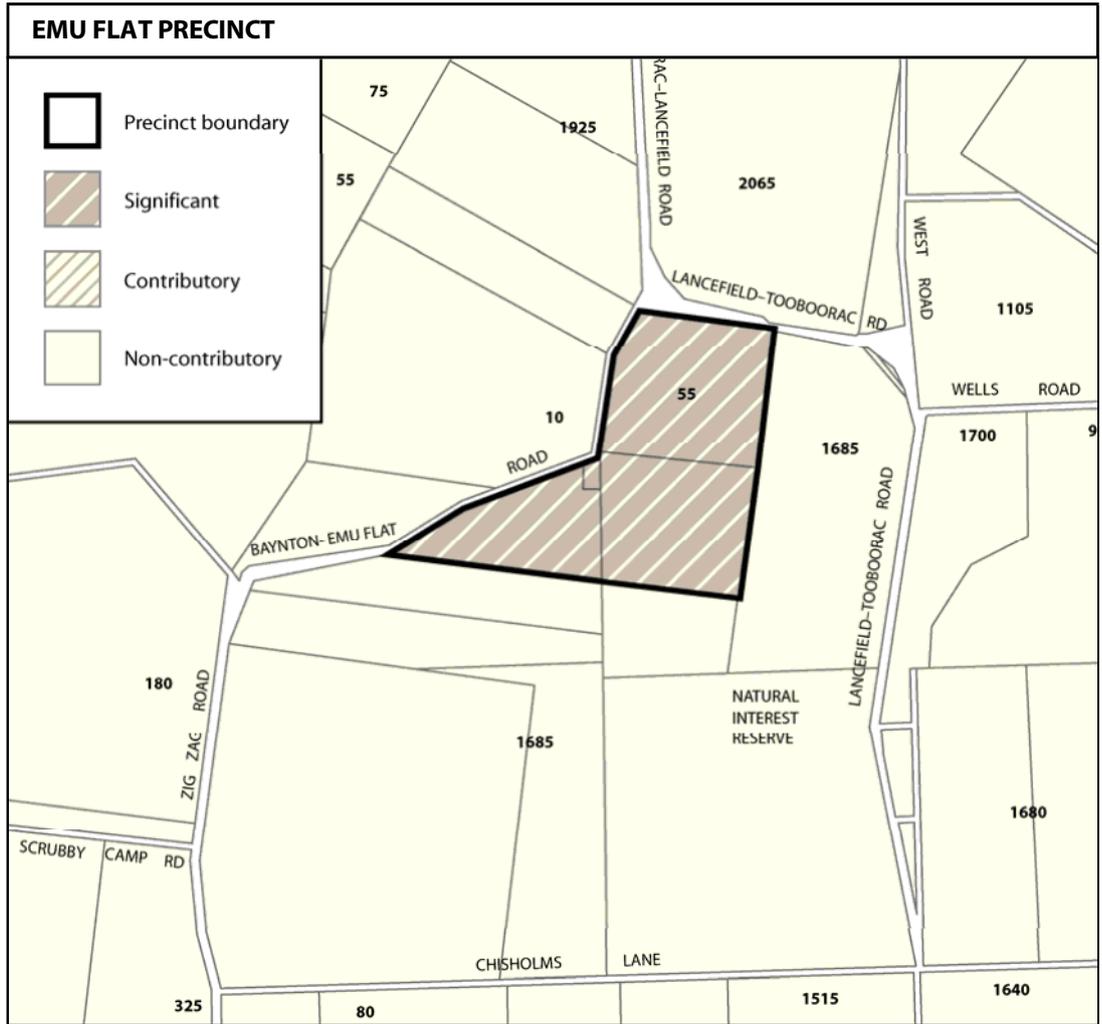
Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place



HERITAGE CITATION REPORT

Name Emu Flat Rural
Address 1685 LANCEFIELD-TOOBORAC ROAD, NULLA VALE 55 BAYNTON-EMU FLAT ROAD, NULLA VALE
Significance Level Local
Place Type Historic Landscape, Church, School - State (public)
Citation Date 2012



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular, Victorian Period
(1851-1901)

History and Historical Context

General history of Emu flat

Emu Flat in the Parish of Pyalong, comprised land that was part of the Mollison brothers' pastoral run of the same name. In 1837 Alexander Fullerton Mollison travelled overland from New South Wales with "two overseers, 49 servants, 5000 sheep, 634 cattle, 28 bullocks and 22 horses". Initially he settled on Tarringower, between Mount Macedon and Mount Alexander, and he was later joined by his younger brother William Thomas Mollison. He extended his holdings to the sixty thousand acre Pyalong Run, No. 138, Western Port District. William occupied the Pyalong Run that he ran as a cattle station. The Mollison brothers became heavily involved in the business and public affairs of the colony and they were elected Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the north east of the run and the creek running through the town was named Mollison's Creek. Emu Flat was located almost in the centre of the Pyalong run.

Emu Flat School No. 1232 (former)

In 1872 Fr. Farrelly from Kilmore applied for aid for a school at Emu Flat. Ellen McKenzie McHarg was the teacher from July-August 1872 when she was paid by fees from the pupils. The Department of Education officially opened the school on 1 June 1873. The Department was to fund the teacher, however Ellen received no pay for more than twelve months. The school building was 20ft x 14ft x 7ft and was made of bark with no flooring.

A five-acre site was allocated for a new school that was constructed by George Wines in 1875. In 1883 there were thirty children attending the school, however, by 1893 it was operating part-time, and the school was closed in 1895 with much of the equipment going to the Tooborac West school. In 1902, the school was moved to its present site near the church by a team of twenty-two horses and it was officially reopened on 16 May 1902. The Emu Flat and Nulla Nulla schools operated part-time in 1905 but Emu Flat became full-time in 1911. In September 1943 the Emu Flat school was closed.

Uniting (former Presbyterian) church

In the 1860s the Presbyterian minister used to come from Kilmore on horseback to hold church services at Emu Flat in a small bark building. It was another ten years before a permanent structure was built. In 1872 residents from the region carted local granite to the site for a new church to be built. The granite was squared and dressed by Mr Archibald McAlpin, a stonemason, who supervised construction and may have designed the church that opened in 1873. The original roof cladding, (still under the iron), is split timber shingles. The porch was a later extension that was probably added in 1898. This estimate is based on dockets from the Brunswick Brick Works totalling £24/15/0 for 1600 bricks, cement, lime and freight.

A thanksgiving service was held on 26 November 1967. Amongst the visitors to this service were three grandsons of Mr Archibald McAlpin, together with their children and grandchildren. In about 1973 the church celebrated its centenary. An undated newspaper article (c.1972-73) about the centenary celebrations includes some interesting facts, quoted here:

- The pine trees were planted by Mr James (Joe) Hagan.
- The first minister to preach in the new church was Rev. Hamilton from 1875 to 1876.

HERITAGE CITATION REPORT

- The old wooden gates were erected in 1888.
- The Rev. Crockett of the Mia Mia manse built the pulpit at Mia Mia and re-erected it in the Emu Flat Church with many other fixtures, with the assistance of Mr Robert Hagan.
- The pews and roof were made by Mr Guthridge of Lancefield (The roof has a shingle roof under the iron).
- George Anderson of Baynton made the railing around the pulpit and also the hymn board and Communion Set.
- Norman Harper made the small round table in the corner.
- The Communion Table bought with a bequest to the church from Miss Patty Gree, of Baynton, who often played the organ for the services.
- The Communion Chair was put in the church in memory of R George Wells, who left a bequest from which the church is still receiving interest.
- Miss Bessie Wells presented a hanging lamp to the church when she left Emu Flat to live in Melbourne in 1940. [This lamp was smashed by vandals when it was stored in the school while the church was being painted].
- The late Mrs Mitchell gave a tall blue vase for the side table and it is still being used.
- The baptismal font was donated by Mr and Mrs Chas Hayes in memory of their daughter Anne, who passed away at an early age soon after the Hayes family joined the church in the 1950s.
- Two electric heaters were donated by the present Rainey family in memory of their father, David, and their grandparents, William and Jane Rainey, who were foundation members of the church.

Sixty to seventy years ago tea meetings were held at the church, at night, under a marquee at the east side of the church and lit up by kerosene lanterns. At that time ten dozen cups and saucers were purchased for use at these tea meetings; three dozen of these cups and saucers still remain at the church.

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Pyalong Run, 1862. Source: State Library of Victoria, Historic Maps & Plans collection, RUN 249 (microfiche).

Vision and Realisation, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3.

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Newspaper article, n.d. Source: History of Tooborac Group.

Description

Physical Description

The Emu Flat Rural Precinct includes the Uniting Church and the former Emu Flat State School, which are situated in close proximity to one another at a bend in the Tooborac-Baynton Road, Emu Flat. The buildings are surrounded by an exceptional picturesque landscape that evokes the historic setting in which these places were built and used. The landscape and trees form an integral part of the historic and aesthetic setting of the buildings, particularly the church, which was made from locally collected granite. The site is surrounded by granite outcrops, pasture, gum trees and planted

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piners. This isolated setting is strongly evocative of the European settlers' use of the land and buildings.

The boundary of the precinct includes all the land visibly connected to the significant places.

Uniting Church

The Uniting Church is a simple gabled building comprising the 1873 stone church and the 1898 brick porch. The simple rectangular plan form and random rubble granite walls support the argument that the 1873 church may have been designed by the mason, who squared and set the stones, and supervised construction. The roughly set stones indicate that there may have been a hope to render over the stones. This rudimentary but very structurally sound building design was also typical in Britain in the nineteenth century, especially where funds and time were in short supply. The exposure of the local granite stones, lack of eaves, double-hung twelve pane timber windows, and steeply pitched roof clad in timber shingles would have been considered a luxurious building in design and materials when it was built. The timber shingles remain underneath the short sheet galvanised corrugated iron, which provides excellent insulation for the building.

The interior and chattels are also of great importance. They were made and donated by local members of the church. The atmosphere inside the church, with the white washed walls, coved timber lined ceiling, and chattels, is evocative of the historic character of the building and its use for over 130 years.

Emu Flat State School No.1232 (former)

The former Emu Flat State School is a late nineteenth century one-room timber school of typical design with a steeply pitched gabled roof, clad in lapped galvanized corrugated iron with ventilators at the apex and a small gabled entry porch. Originally, the side elevation had two, double-hung twelve pane windows, but these are now partially missing. There is a face brick chimney at one side. The building has a high degree of external integrity, but is in very poor condition.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the isolated landscape setting of the precinct.
- To support new uses that will support the conservation of significant buildings.
- To conserve and enhance significant views, vistas and landmarks to and from the precinct.
- To encourage the retention and conservation of the significant landscape features visually connected to the historic buildings, including the granite outcrops
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available

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evidence.

- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

a. Encourage fences to be constructed in traditional rural styles such as post and wire or post and rail.

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- b. Discourage the construction of new buildings unless they are necessary to enable the continuing or adaptive re-use of the existing church and former school.
- c. Support continuing use of the church as a church and consider adaptive re-use if this use no longer becomes available.
- d. Support adaptive re-use of the former school.
- e. Refer applications to Heritage Victoria that may affect areas of archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

What is significant?

HERITAGE CITATION REPORT

The Emu Flat Rural precinct comprises two remnant buildings, ruins, mature trees and the surrounding rural landscape setting. The following places/elements contribute to the significance of the precinct:

- The Uniting (former Presbyterian) Church at 1685 Lancefield-Tooboorac Road, Nulla Vale.
- The former Emu Flat School No.1232 at 55 Baynton-Emu Flat Road, Nulla Vale.
- Mature Pine and Gum trees (*Pinus* and *Eucalyptus* sp.) surrounding the church and school.
- Building ruins to the west of the church and remnant fruit trees at 1685 Lancefield-Tooboorac Road.

The isolated setting of the hand-hewn granite stone church and the small timber school within a mixture of a mature pine and gum trees, and large granite outcrops and pastures is integral to the significance of the place.

How is it significant?

The Emu Flat Rural precinct is of local historic, social, aesthetic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

Emu Flat Rural Precinct is historically significant as a place associated with the closer settlement of farming land in the Emu Flat area from the 1860s onwards in the wake of the pastoral area. The isolated buildings provide tangible evidence of the establishment and development of Emu Flat as a distinct farming community and provide a rare surviving reminder of the many small communities that have now vanished. The precinct has social significance for the continued use of the church for over 130 years. (Criteria A & G)

Emu Flat Rural Precinct is aesthetically significant as a most evocative part of the cultural landscape in this area, and has landmark qualities. The isolated setting of the church and school in an otherwise rural setting is now rare in Mitchell Shire. (Criterion E)

The church is architecturally significant as a representative example of a small non-conformist chapel, which has hand made chattels of an appropriate scale and design for this building. Of note are the vernacular building traditions evident in the construction, using locally collected and hewn granite blocks and a timber shingle roof. (Criterion D)

The precinct as a whole is presumed to have a strong potential for archaeological research, which may provide further information about the early settlement of this area. (Criterion C)

Recommendations 2012

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | - |
| Tree Controls | Yes |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | ANGLICAN CHURCH OF THE TRANSFIGURATION | File No | 860 |
| Address | 2 BRIDGE STREET, PYALONG | Significance Level | Local |
| Place Type | Church | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918) Carpenter Gothic

History and Historical Context

Pyalong

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

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Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles (McHarg, 2000:89, 92-93).

Place history

The Anglican Church of the Transfiguration on the south side of Bridge Street is located on Lots 1 and 2, Section 5 in the town of Pyalong (SLV - Township of Pyalong, 1951). The first Church of England was located on the same allotments but to the north of the current church. This building may have served a dual purpose as a church and early school. The old building eventually became too dilapidated for church services and travellers, hawkers and swagmen used it as a temporary camping place before it "disappeared" in 1903. The State School was used for church services until sufficient funds were raised to build a new church, which was erected in 1914 and opened on or around 29 March in that year

HERITAGE CITATION REPORT

(Farrell, 1972:49, PROV).

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Note 1: Billis & Kenyon, op. cit., pp. 267-8; ADB. pp. 243-4; Sayers, op. cit., pp. 255-60; *Pyalong: A Brief History*, pp. 4-8; Spreadborough & Anderson, op. c. cit.; Pyalong Run, 1862, SLV, RUN 249 (microfiche).

Note 2: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856 SLV.

Note 3: Parish of Pyalong, P114, n.d., SLV; *Pyalong: A Brief History*, p. 8; Farrell, op. cit., p.1.

Note 4: *Pyalong: A Brief History*, p.8; Randell, op. cit., p. 52.

Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 6: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 7: Randell, op. cit., pp. 56-7.

Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.

Note 9: McHarg, op. cit., pp. 68, 87, 89.

Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages.

Township of Pyalong, 1951. Source: State Library of Victoria, Map collection

Relevant Historical Australian Themes

8.6 Worshipping

8.6.4 Making places for worship

Description

Physical Description

The Anglican Church of the Transfiguration at Pyalong is a Federation era Carpenter Gothic Church of typical simple design with a steep gabled corrugated iron (short-sheet) roof with three Health Department vents along the ridge line and a cross at each of the gable apexes. There is a small open gabled porch with simple timber brackets at the front, and a small gabled section at the rear containing the vestry. There are three lancet windows in each side elevation.

The building is in excellent condition and appears to have a high degree of external integrity. The interior was not inspected.

Comparative Analysis

This church is typical of the simple Carpenter Gothic churches erected throughout rural areas of Victoria during the and late nineteenth and early to mid-twentieth century. It was once one of two such churches in Pyalong - the other being the Catholic Church. However, the Catholic church has been removed/demolished making this church the sole survivor in the township.

It compares with the Anglican Church at Tallarook.

Statement of Significance

What is significant?

The Anglican Church of the Transfiguration, constructed c.1914, at 2 Bridge Street, Pyalong. The simple form, detailing and materials and siting of the Carpenter Gothic style church contributes to its significance.

How is it significant?

The Anglican Church of the Transfiguration, Pyalong is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The Anglican Church of the Transfiguration is historically and socially significant for its associations with the continuing development of the Anglican Church in Pyalong during the early twentieth century and as the centre of Anglican worship in Pyalong for over 80 years. (Criteria A & G)

Recommendations 2012

External Paint Controls

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Internal Alteration Controls

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Tree Controls

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Fences & Outbuildings

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Prohibited Uses May Be Permitted

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Incorporated Plan

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Aboriginal Heritage Place

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HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | DOOGANS HOTEL (FORMER) | File No | 853 |
| Address | 80 BROWN'S LANE, PYALONG 9 HIGH STREET, PYALONG | Significance Level | Local |
| Place Type | Hotel,Tree,House,Stables | | |
| Citation Date | 2012 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

Pyalong

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations

HERITAGE CITATION REPORT

on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles (McHarg, 2000:89, 92-93).

Place history

As noted above the first businesses in the town of Pyalong catered for the through traffic, particularly following the discovery of gold at McIvor in 1852. The exact date of the construction of Doogan's Hotel is not known and local histories have conflicting accounts about whether it was first hotel to be established in the town. One source suggests that it was constructed by 1864. If so, this would make it the second hotel in Pyalong as it is believed that the other early hotel known as the White Hart situated on the opposite side of Mollison was constructed as early as 1857-9.

The former hotel is situated on suburban Allotment 9A in the Parish of Pyalong. Hugh Doogan. Hugh Doogan is shown as the purchaser of various blocks of land in Pyalong in 1859 and 1860, and Birth, Death and Marriage indexes show that children were born to Hugh and Alice Doogan in Pyalong from 1860. The Bailliere's Victorian Directory of 1868 describes Pyalong as a Postal and Road Board Town with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla). Hugh Doogan was also listed as a publican in High Street in this directory.

As noted above the hotel was also used for meetings of the Pyalong Roads Board, beginning in 1869 alternating with the White Hart Hotel. The first meeting of the newly proclaimed Shire of Pyalong was held at the Hotel on 26 May 1871.

At some time the hotel was delicensed and later sold to the Brown family. The Brown family came from Suffolk in England in 1879 and after a short time in Queensland the family moved to Victoria working at Glenarou Station and Mollison Park. In 1904 Alfred Brown married Louisa Wines and purchased this property, which they renamed 'Fairview'. Old photographs show Brown family members at Fairview and it appears that the house was built alongside the stone building known as Doogan's Hotel.

Both the early owners of the property are recognised in the local street names. Doogan Street runs along the south east side of the property and Browns Lane along the south west side. Descendants of the Brown family still live in the Pyalong area. Outbuildings seen from Doogan Street are part of the former Hotel property later known as Fairview.

Sources

Australian Dictionary of Biography (ADB), Melbourne, vol. 2.

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Spreadborough, Robert & Anderson, Hugh, *Victorian Squatters*, Red Rooster Press, Ascot Vale, 1983
State Library of Victoria, *Historic Maps & Plans collection* (SLV)
Turton, Keith W, *Farewell to the "Timber Line": The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968

Note 1: Billis & Kenyon, op. cit., pp. 267-8; ADB. pp. 243-4; Sayers, op. cit., pp. 255-60; *Pyalong: A Brief History*, pp. 4-8; Spreadborough & Anderson, op. c. cit.; Pyalong Run, 1862, SLV, RUN 249 (microfiche).
Note 2: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856 SLV.
Note 3: Parish of Pyalong, P114, n.d., SLV; *Pyalong: A Brief History*, p. 8; Farrell, op. cit., p.1.
Note 4: *Pyalong: A Brief History*, p.8; Randell, op cit., p. 52.
Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.
Note 6: Farrell, op. cit., pp. 1, 4-10, 20, 55.
Note 7: Randell, op. cit., pp. 56-7.
Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.
Note 9: McHarg, op. cit., pp. 68, 87, 89.
Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages.

Description

Physical Description

The former Doogan's Hotel is a single storey hipped roof building, with a brick chimney, is constructed of locally quarried granite which is quarry faced and set in courses. It has hip roof, now clad in corrugated iron. The early French doors, and double hung windows are timber, with pressed metal window hoods added c1900. The former hotel is set on the street frontage. There is a weatherboard Federation era cottage next door, which set back behind a small garden.

At the rear of the former hotel and house facing Doogan Street is a noteworthy group of vertical timber slab outbuildings facing in Doogan Street. They are in fair/poor condition and appear to be relatively intact.

Statement of Significance

What is significant?

The former Doogan's Hotel (later Fairview) and outbuildings at 9 High Street and 80 Brown's Lane, Pyalong. The following elements contribute to the significance of the place:

- The stone and weatherboard building to the extent of the nineteenth and early twentieth century materials, form and detailing. Later additions and alterations are not significant.
- The group of timber and slab outbuildings at the rear facing Doogan Street (Brown's Lane).

Other buildings on the sites are not significant.

How is it significant?

The former Doogan's Hotel (later Fairview) and outbuildings are of local historic, architectural and technical significance to Mitchell Shire.

HERITAGE CITATION REPORT

Why is it significant?

The former Doogan's Hotel complex is historically and socially significant as tangible evidence of the importance of Pyalong as a supply and service town for gold seekers, who walked, rode or travelled by wagon, and crossed Mollison's Creek on their way towards the goldfields at McIvor in 1852 and for its associations with Hugh Doogan. (Criteria A & H)

The former hotel is architecturally significant as a representative example of an early rural hotel. It has aesthetic qualities as a picturesque building that contributes to the historic character of Pyalong township (Criteria D & E).

The outbuildings are historically significant as evidence of the facilities required for horses at early hotels and technically significant as rare surviving examples of timber slab construction (Criteria A & F)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

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HERITAGE CITATION REPORT

| | | | |
|----------------------|-----------------------------------|---------------------------|-------|
| Name | CORONATION HOTEL DOMED WATER TANK | File No | 1878 |
| Address | 17 MOLLISON STREET, PYALONG | Significance Level | Local |
| Place Type | Water Tank | | |
| Citation Date | 2012 | | |

Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Pyalong

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge

HERITAGE CITATION REPORT

carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles (McHarg, 2000:89, 92-93).

Place history

In 1902, Eliza Zoch purchased another acre of land and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotelier when it opened in 1903. Eliza died in 1905 and her son Albert, with his wife Catherine, took over the operation of the store and the hotel. Later their eldest son, Henry, opened a blacksmith shop on the west side of the hotel (McHarg, 2000:89, 92-93). The tank was constructed by W. McGeorge. According to Farrell (1972):

W. McGeorge was a bricklayer who was well known for his workmanship, and there are many underground tanks in the district built by him that have his initials and the year in which they were constructed on the dome.

The Coronation Hotel was later demolished and a house built on the site, but the domed water tank survived.

Sources

Australian Dictionary of Biography (ADB), Melbourne, vol. 2.

Billis, R.V and Kenyon, A.S., *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974

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HERITAGE CITATION REPORT

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Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.

Description

Physical Description

This is a brick-lined tank set into the ground with a small dome, rendered in concrete, protruding above ground level. The initials of the builder, W. McGeorge, and date on construction are reputedly encribed in the render. It is situated at the side of an inter-war weatherboard house, which now occupies the site. It appears to be in good condition, but the interior was not inspected.

The domed underground tank built for the Coronation Hotel is situated just on the east side of the house.

Statement of Significance

What is significant?

The domed water tank of the former Coronation Hotel at 17 Mollison Street, Pyalong. The house and other buildings on the site are not significant.

How is it significant?

The domed water tank of the former Coronation Hotel, Pyalong is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The domed water tank is historically significant as a rare surviving example of an underground water tank. It is also historically significant as the only physical remnant of the Coronation Hotel and provides a tangible reminder of the important role of Pyalong as a supply and service town for travellers on the route via Kilmore to Bendigo, Echuca and beyond, as well as the growing number of settlers who established dairy and crop farms in the nearby district. It demonstrates how the opening of the railway in 1890 resulted in the opening of commercial premises in Mollison Street close to the station. (Criteria A & D)

Recommendations 2012

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|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------|---------------------------|-------|
| Name | ZOCH HOUSE (FORMER) | File No | 1754 |
| Address | 21-33 MOLLISON STREET, PYALONG | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Pyalong

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

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Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller

HERITAGE CITATION REPORT

Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

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The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 9). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

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Place history

This house on the north side of Mollison Street is located on or near to Lot 4, Section 4. F. Rogers was the first purchaser of this land in 1854 (SLV, Township of Pyalong, 1951). The timber house erected c.1892 for Eliza Zoch; it was her third home in the Pyalong district.

The location of the railway line and station opened by 1890 probably influenced Eliza Zoch in her choice of land in the township of Pyalong. She purchased two acres in Mollison Street, near the east end, and moved her house from the Zoch family farm at Pyalong West known as 'The Gap'. She then built a general store next door and ran a wine shop from her home, taking advantage of the extra traffic generated by the railway station as well as the track from Glenaroua and Seymour.

HERITAGE CITATION REPORT

In 1902, Eliza purchased another acre of land, Lot 2, Section 2, and built the Coronation Hotel to the west of her store in Mollison Street. Eliza's daughter-in-law, Catherine Zoch, was named as the hotel-keeper when it opened in 1903. Eliza died in 1905 and was buried in Pyalong cemetery. Her son Albert took over the operation of the store and the hotel. Later, his eldest son, Henry, opened a blacksmith shop on the west side of the hotel. The domed underground tank built for the hotel can still be seen in Mollison Street (Please refer to separate citation in this Study) (McHarg, 2000:7-14, 19-25, 68, 87-89).

Winifred Ryan, known as Eliza, was born in Co. Tipperary in Ireland in 1830. She married Owen Ryan in 1852 before they emigrated to Australia, however Owen died just before they landed in Melbourne. To support herself, Eliza set up a wine shop in Melbourne and later became a domestic servant. In 1858, Eliza married Simon Ledwich however four months after their son was born, Simon died, once again leaving Eliza a widow with her baby, as well as Simon's young son from his first marriage. She moved to land near present day Coburg and purchased some dairy cattle.

In 1861 Eliza selected two eighty-acre blocks of land at Pyalong West and travelled there by coach and wagon. She camped with her children in a tent for some weeks until her livestock and house from Coburg arrived on a bullock wagon. Eliza's selection was referred to as "The Gap" and here she extended her dairy herd. She milked them and made butter, which she sold around Heathcote.

In 1869, Eliza married Stephen Zoch, an emigrant from Germany and a recent selector at Pyalong West. On Eliza's first selection, Stephen built a house of local granite near the Coburg house. A glass door from Eliza's Coburg house, previously from her Melbourne shop, was installed in the new stone house. Stephen and Eliza had three sons, however, in 1886 the marriage ended and Stephen moved out of the house at Pyalong West.

In 1891 Eliza Zoch and her youngest son Albert moved from the farm at Pyalong West into the town. Initially they lived in a house on the south side of Mollison Street (Now No.4 - please refer to separate citation in this Study) while Eliza had her Coburg house moved from 'The Gap' at Pyalong West to this two-acre site in Mollison Street.

Sources

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Turton, Keith W, *Farewell to the "Timber Line": The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968

Note 1: Billis & Kenyon, op. cit., pp. 267-8; ADB. pp. 243-4; Sayers, op. cit., pp. 255-60; *Pyalong: A Brief History*, pp. 4-8; Spreadborough & Anderson, op. c. cit.; Pyalong Run, 1862, SLV, RUN 249 (microfiche).

Note 2: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856 SLV.

Note 3: Parish of Pyalong, P1 14, n.d., SLV; *Pyalong: A Brief History*, p. 8; Farrell, op. cit., p.1.

Note 4: *Pyalong: A Brief History*, p.8; Randell, op cit., p. 52.

Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 6: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 7: Randell, op. cit., pp. 56-7.

Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.

Note 9: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.

Relevant Historical Australian Themes

4.1.2 Making suburbs

4.5 Making settlements to serve rural Australia

Description

Physical Description

A simple gabled weatherboard cottage, sited parallel to and close to the street frontage. The front door is placed off-centre and the windows are placed irregularly, which illustrates the moving and re-erection of (and possible alteration to) this house at least twice before it was erected on this site. The verandah appears to be a sympathetic replacement. There appears to be one low brick chimney situated behind the main roof. The house is in good condition and appears to have a moderate degree of external integrity.

Statement of Significance

What is significant?

The former Zoch house and wine shop, re-erected on this site c.1892, at 21-33 Mollison Street, Pyalong. Other buildings on the site are not significant.

How is it significant?

The former Zoch house at 21-33 Mollison Street, Pyalong is of local historic significance to Mitchell Shire.

Why is it significant?

Historically, it is significant as one of a small number of surviving late-nineteenth century buildings, which provides tangible evidence of how the development of Pyalong responded to the commercial opportunities created by the opening of the railway with new houses and businesses constructed along Mollison Street, which led to the station. It is also important for its strong associations with the locally known Zoch family. (Criteria A, B & H)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | WHITEHART HOTEL (FORMER) AND OUTBUILDINGS | File No | 296 |
| Address | SUTHERLAND STREET, PYALONG 4145 NORTHERN HIGHWAY, PYALONG | Significance Level | Local |
| Place Type | Hotel,Stables,Other - Farming & Grazing | | |
| Citation Date | 2012 | | |





Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

Pyalong

The township of Pyalong, in the Parish of Pyalong, comprised land, which was part of the Mollison brothers' pastoral run of the same name. The Mollison brothers became heavily involved in the business and public affairs of the colony, and they became Members of Parliament. The Mollison brothers held Pyalong Run until February 1866 when it was taken over by William Bogle Hamilton. The town of Pyalong was in the northeast of the run and the creek running through the town was named Mollison's Creek (Note 1)

The town was surveyed in 1854 and many of its lots were sold in April and May of that year. South of Mollison's Creek the town included seventeen allotments in two sections, plus the Police Reserve, while to the north of the creek there were more than seventy allotments in the area between the creek and Station Street to the north (Note 2). By the 1860s a township had developed and Bailliere's Victorian Directory of 1868 describes Pyalong as a "Postal and Road Board Town" with a Police Station, Registrar of Births (Hugh Doogan), and Postmaster (Michael Joseph McCulla).

Pyalong was on the main route from Kilmore to Heathcote and Bendigo (the present day Northern Highway), however the road from Glenaroua and Seymour in the east came into Pyalong above Mollison's Creek and across the smaller Pyalong Creek (Note 3). The first businesses in the town catered for the travellers who came following the discovery of gold at McIvor in 1852. In the district around the town, a growing number of settlers established dairy and crop farms. The telegraph line from Kilmore to Heathcote through Pyalong was connected in 1859 (Note 4).

The township of Pyalong was initially in the Shire of McIvor, however neglect of the town and creek crossings in the area resulted in the proclamation of the Pyalong Roads Board on 2 September 1863. Most of the early ratepayers in the Roads Board were in the Parish of Moranding where there were 126 ratepayers' names on the roll. The Board had been meeting

HERITAGE CITATION REPORT

at Moranding however an increased number of ratepayers in the Parish of Pyalong may have contributed to its decision to move the "office of the Board" to Pyalong in July 1869. Meetings were held at Doogan's Hotel for six months then at Cooke's White Harte Hotel [*sic*] for the same period, alternating between the two hotels on opposite sides of Mollison's Creek. The Roads Board was financed by rates, government subsidies and tolls collected at the Sydney Road and Moranding toll gates.

In 1871 a motion was passed to "have the District proclaimed a Shire". The first Shire of Pyalong meeting was held on 26 May 1871 at Doogan's Hotel. An application was made to the Board of Land and Works for a site for the new Shire's Hall on the Police Reserve, south of the creek. The Council's first meeting in the new Hall was held on 3 February 1873.

The opening of the railway line from Kilmore to Heathcote on 22 August 1890 stimulated further development in the township (Note 7). The line went through Pyalong near the eastern boundary of the township. A large trestle bridge carried the line across Mollison's Creek and the station was a little north of the eastern end of Mollison Street (Note 8).

The railway also provided transport for a new industry that developed in Pyalong in the early 1900s. The sand from Mollison's Creek "was recognised as being of excellent quality" and was "very much in demand in Melbourne by the building industry". Various methods were used to extract the sand including using pumps set up on concrete foundations on the bank of the creek. One of the sand miners was Percy Herbert Hiscock who was born in Pyalong in 1866. Sand mining of Mollison's Creek became the main labour industry in Pyalong with more than twenty men employed in 1924. The Mollison Sand and Gravel Company laid down tram lines for side-tipping trucks used to take the sand to the station where it was transferred to railway trucks. At times there were nine train loads a week carrying sand to Melbourne and two additional lines were laid in the Pyalong railway yards to cater for extra railway trucks. By 1968 "the sand had almost stopped coming down Mollison Creek" and the sand mining industry has come to an end (Note 10). The last train on this line ran on 9 November 1968 after which the tracks and sleepers were removed (Turton, 1968:25-26).

The advent of the motor vehicle brought a change to the "commercial" area of Mollison Street. Henry Zoch progressed from his blacksmith shop to run an agency selling cars around Pyalong and Emu Flat. About 1926 a new concrete bridge replaced the old wooden bridge over Mollison's Creek on the Northern Highway and the Zoch family's hotel and store were missing the through traffic on the highway. In 1927, Albert moved the Coronation Hotel across the bridge to a site on the eastern side of High Street where the current hotel stands. He renamed it the Pyalong Hotel and added brick extensions and a large garage to house visitors' motor vehicles (McHarg, 2000:89, 92-93).

Place history

Various references state that Patrick Cooke's White Hart Hotel (also spelt White Harte) was built sometime between 1851 and 1869. On the occasion of a family reunion for descendants of Patrick and Mary Cook, it was stated that the family came to Pyalong from Ireland in 1857. Birth, Death and Marriage indexes show that children were born to this couple in Pyalong from 1859. The mail coach passed through Pyalong three times a week on its way to Bendigo and the White Hart Hotel stabled fresh horses for the coaches (Note 11).

An early plan of the township of Pyalong shows stockyards on the land where the present building is situated, and tents and a bark hut located on the main road immediately in front of this land. Cooke's White Hart Hotel was recognised as the second hotel to open in Pyalong, with Hugh Doogan's being the first. In 1868 Patrick Cooke is listed as a publican at Pyalong in Bailliere's Victorian Directory and the following year the meetings of the Pyalong Roads Board were transferred from Moranding to Pyalong, alternating every six months between Doogan's Hotel and Cooke's Hotel (Farrell, 1972:1-2,6).

The White Hart continued as a hotel until c.1901 when Cooke gave up his license and the property became a family home. Patrick Cooke died on 1 May 1903 (*Pyalong: A Brief History*, p.22).

HERITAGE CITATION REPORT

Sources

Australian Dictionary of Biography (ADB), Melbourne, vol. 2.

Billis, R. V and Kenyon, A.S., *Pastoral Pioneers of Port Phillip*, 2nd edition, Stockland Press Pty. Limited, North Melbourne, 1974

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Farrell, Gus, 'Pyalong A History: Written for the Centenary of the Shire of Pyalong 1871-1971', Manuscript, 1972 (Source: Pyalong Community Group Inc.)

McHarg, Mary McKenzie, *Eliza: The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000

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Sayers, C E (Ed.), *Letters from Victorian Pioneers*, Lloyd O'Neil Pty Ltd, South Yarra, 1983

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Turton, Keith W, *Farewell to the "Timber Line": The History of the Heathcote Junction to Bendigo and Associated Railways*, Australian Railway Historical Society (Victorian Division), Melbourne, 1968

Note 1: Billis & Kenyon, op. cit., pp. 267-8; ADB. pp. 243-4; Sayers, op. cit., pp. 255-60; *Pyalong: A Brief History*, pp. 4-8; Spreadborough & Anderson, op. c. cit.; Pyalong Run, 1862, SLV, RUN 249 (microfiche).

Note 2: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV; Agricultural Allotments on Mollison's Creek Adjoining the Township of Pyalong, Assistant Surveyor Alexander Black, December 4, 1856 SLV.

Note 3: Parish of Pyalong, P114, n.d., SLV; *Pyalong: A Brief History*, p. 8; Farrell, op. cit., p.1.

Note 4: *Pyalong: A Brief History*, p.8; Randell, op cit., p. 52.

Note 5: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 6: Farrell, op. cit., pp. 1, 4-10, 20, 55.

Note 7: Randell, op. cit., pp. 56-7.

Note 8: Town of Pyalong, Parish of Pyalong, County of Dalhousie, 1951, SLV.

Note 9: McHarg, op. cit., pp. 68, 87, 89.

Note 10: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages.

Note 11: *Pyalong: A Brief History*, p.15; Farrell, op. cit., pp. 27-28; CD-Rom Indexes to Victorian Births, Deaths, and Marriages; Interview with local Pyalong residents, October 2003.

Relevant Historical Australian Themes

3.12.5 Retailing foods and beverages

3.22 Lodging people

3.23 Catering for tourists

Description

Physical Description

2006: The former White Hart(e) Hotel and outbuildings site consists of a long verandahed structure facing the main road and several granite stone coarse random rubble and weatherboard outbuildings grouped around a rear courtyard. The main wing probably once comprised the public rooms and the principal residential accommodation, with supplementary residential, service and stable rooms in the outbuildings (Register of the National Estate, RNE).

The former White Hart Hotel is a typical mid-nineteenth century weatherboard hotel. Situated on a corner site it is built to both street frontages with a return skillion verandah. According to the RNE citation "The cast iron verandah was added at a later date, the original verandah was probably timber". The main elevations of the hotel are very intact with original

HERITAGE CITATION REPORT

windows and doorways. The corner entrance door is splayed, there are original timber framed 20 pane windows, and either side of windows and doors are timber pilasters.

Notable outbuildings include the stone stables, and the former slaughterhouse, situated further to the east.
2012:

The White Hart Hotel is a typical mid-nineteenth century weatherboard hotel. Situated on a corner site it is built to both street frontages with a return skillion verandah. The main elevations of the hotel are very intact with original windows and doorways.

Notable outbuildings include the stone stables, and the former slaughterhouse, situated further to the east.

Statement of Significance

What is significant?

The former White Hart(e) Hotel and outbuildings at 4145 Northern Highway, Pyalong. The following elements contribute to the significance of the place:

- The weatherboard hotel building.
- The stone stables/outbuildings
- The remnants of the slaughterhouse building

Other buildings on the sites and later additions/alterations are not significant.

How is it significant?

The former White Hart(e) Hotel and outbuildings are of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The former White Hart(e) Hotel is historically and socially significant as a place that provides a tangible reminder of the important role of Pyalong as a supply and service town for gold seekers, who walked, rode or travelled by wagon, and crossed Mollison's Creek on their way towards the goldfields at McIvor in 1852. After the gold rush the hotel continued to service travellers on the Northern Highway to Bendigo, Echuca and beyond, as well as the growing number of settlers who established dairy and crop farms in the nearby district. (Criterion A)

The former White Hart(e) Hotel is architecturally significant as a rare representative example of an early hotel building. It is an integral building within the historic cultural landscape of Pyalong township and the prominent corner siting gives the building landmark qualities. (Criteria D & E)

The former White Hart(e) Hotel and outbuildings have scientific (archaeological) significance for the remains of other early buildings on the site, which may provide additional information about the settlement of Pyalong and the use of this site.

National Estate Citation

Notable and unusually intact example of provincial hotel architecture. Low buildings are indicative of early times. The unusually long facade of the main wing and its canted bay end are distinctive features. Surviving outbuildings are also notable and show evidence of the buildings' early use. Cast iron verandah (later addition), verandah paving and picket fence enhance complex and give picturesque quality. The buildings are an essential feature of this quiet country hamlet.

HERITAGE CITATION REPORT

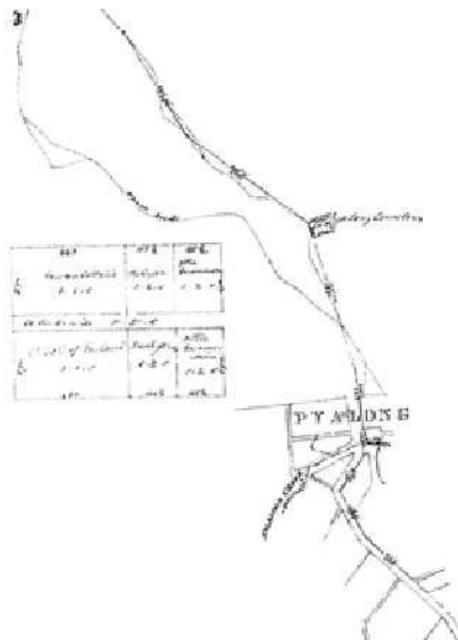
(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Recommendations 2012

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | Yes |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | PYALONG CEMETERY | File No | 1184 |
| Address | REG WALTERS DRIVE, PYALONG | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground, Tree | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Cemetery records indicate that only two religious sections were used, Roman Catholic and Church of England, and a third section was reserved for "Dissenters". The religious sections correspond with the fact that there were only two churches in Pyalong - Catholic and Church of England.

The cemetery was gazetted on June 27, 1859 and Trustees appointed in 1862 were Henry Cathery and John Walter. It is believed that there were 149 burials in the cemetery although many had no headstones and some were not recorded or the records are missing. The earliest recorded burial appears to be Robert Leemon who died July 11, 1866 aged 38, and the last burial was for Elizabeth Priscilla EADES who died January 31, 1970 aged 81 years.

Well-known families and early pioneers of the area are represented in the cemetery:

- Brown
- Cooke
- Eades
- Farrell
- Greenshields
- Griffin
- Handford
- Hiscock
- Marsh
- Paterson
- Rainey
- Walsh
- Walter
- Zoch

No burials occurred after 1970 due to the difficulty of digging graves. Consequently the Shire of Mitchell applied to the Department of Human Services to close the cemetery to future burials.

Following a request from the Pyalong Community Group Inc., the Shire agreed to name the previously un-named road leading to the cemetery Reg Walters Drive "in honour of all his effort for, and as one of the last members of the Pyalong Public Cemetery Trust". Frederick John Reginald Walter, better known as Reg, was the grandson of John James Walter, one of the first Trustees of the cemetery.

Source: Susie Zada.

REFERENCES

Part of Parish of Pyalong, P114, n.d. Source: State Library of Victoria, Map Collection; Collection of Pyalong Cemetery documents. Source: Pyalong Community Group Inc.; Pyalong: A Brief History, Back-To Pyalong Committee, Pyalong, 1968, pp. 45-47; CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.

W(Alison and HK)

Relevant Historical Australian Themes

8.6.2 Maintaining religious traditions and ceremonies

9.7.1 Dealing with human remains

9.7.3 Remembering the dead

HERITAGE CITATION REPORT

Description

Physical Description

The cemetery has a formal layout of graves and paths, avenue of trees and other nineteenth cemetery design. There are numerous graves with significant examples of cast and wrought iron railings, stone monuments, and other examples of funerary craftsmanship. The layout of the Pyalong Cemetery is shown in an 1859 plan of the area.

The cemetery is located north of Pyalong on the eastern side of the Northern Highway. The land allocated for the various denominations was:

- Roman Catholic - 1 acre 1 rood
- Church of England - 1 acre 1 rood
- Wesleyan - 2 roods
- Presbyterian - 2 roods
- Other Denominations - 4 roods in two sections
- 60 links wide path through the centre - 2 roods

Tests carried out in 1997 confirmed that "there were not sufficiently large areas of deep soil" to make it viable to continue burials in the cemetery.

Approximately 500 burials. Now closed.

Recommended Management

A Conservation Management Plan be prepared as a high priority prior to any further alterations to roads, paths, fences, monuments or removal of trees.

Physical Description

Fence, Garden, Monument, Public, Relic / Ruin, Religious, Tree(s)

Statement of Significance

The Pyalong Cemetery, Cemetery Road, Pyalong, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a cultural landscape containing the design characteristics of a country cemetery which commenced at least as early as 1859, including the layout, with associated funerary structures and historic trees.

The Pyalong Cemetery, Cemetery Road, Pyalong, is historically and socially significant on a LOCAL level (AHC criteria A 4, H 1, C 2, G 1). It is strongly associated with the continual development and community of the town and district of Pyalong from at least 1859 (known earliest burial) up to and including 1970, a period of 111 years.

The Pyalong Cemetery, Cemetery Road, Pyalong, is scientifically significant on a LOCAL level (AHC criteria, F 1) for the numerous examples of the technical skills and materials dating from 1859.

Overall, the Pyalong Cemetery, Cemetery Road, Pyalong, is culturally significant at a LOCAL level.

Refer to the comprehensive 2004 document "Pyalong Cemetery Management Plan", Pyalong Restoration Group, August

HERITAGE CITATION REPORT

2004.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | ZOCH STONE FARMHOUSE COMPLEX | File No | 1716 |
| Address | 465 WEST ROAD (PYALONG-NULLA VALE ROAD), PYALONG | Significance Level | Local |
| Place Type | Homestead Complex, Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

Winifred Ryan, known as Eliza, was born in Co. Tipperary in Ireland in 1830. She married Owen Ryan in 1852 before they emigrated to Australia, however Owen died just before they landed in Melbourne. To support herself, Eliza set up a wine shop in Melbourne and later became a domestic servant. In 1858, Eliza married Simon Ledwich however four months after their son was born, Simon died, once again leaving Eliza a widow but this time with her young baby as well as Simon's young son from his first marriage. She moved to land near the present day Coburg and purchased some dairy cattle.

In 1861 Eliza selected two 80-acres blocks of land at Pyalong West and travelled to her land by coach and wagon. The land was Allotment 52C and 52D in the Parish of Tooborac and is shown as License Nos. 1643A and 1643B. These and other allotments purchased by Eliza are shown in the name of E. Ledwich, her name at the time.

She apparently camped with her children in a tent for some weeks until her livestock and house from Coburg arrived on a bullock wagon. Eliza's selection was later referred to as "The Gap" (because of a gap in the fence) and here she extended her dairy herd, milked them and made butter which she sold around Heathcote, travelling there by foot.

In 1869, Eliza married Stephen Zoch, an emigrant from Germany and a recent selector at Pyalong West. Stephen's selections were a little north west of Eliza's on the Tooborac Parish Plan. On Eliza's first 80-acre selection, Allotment 52D, License No. 1643A, Stephen built a four-roomed house of local granite with a shingle roof. A glass door from Eliza's Coburg house, and previously from her Melbourne shop, was installed in the new stone house.

Eliza and Stephen planned to live in the house after they were married, however they moved for a time to the gold mining area at Tooborac where Stephen mined and ran a licensed beer tent, and Eliza ran a general store. Their first two sons Joseph and Francis were born during this period and their third son Albert was born after they returned to the stone house at Pyalong West. Stephen and Eliza continued to farm at Pyalong West for some years however in 1886 the marriage was over and Stephen moved out of the house.

In 1889 Frank Zoch, with the help of his mother, established a creamery at Pyalong West and in 1891 Eliza Zoch and her youngest son Albert moved from the farm at Pyalong West into the town of Pyalong (DB 1755 and DB 1754). At Pyalong West, Frank increased his land holdings in the area and also had the stone house. He processed milk from nearby properties and was well established with equipment, cool room and cooling system for milk, cream and butter. He won prizes for his butter at the Melbourne Exhibition and received certificates when he "topped the market" in London.

Frank used a detached bedroom and kitchen at the back of his house and allowed neighbours, the Marsh family, to move into the four-roomed stone cottage. They remained there until 1903 when Frank married Elizabeth Eva Marsh and they took over the house for their own use. Later Frank installed a manager at Pyalong West and he and Eva spent most of the time at their Dropmore property.

Frank's mother, Eliza Zoch, died in 1905 and is buried in the Pyalong Cemetery (DB 1184).

In 1928 Frank built a four-room extension to the stone house using timber from an old house on a property he had

HERITAGE CITATION REPORT

recently purchased. Bill McGeorge built the fireplace and chimney in the front room. Plaster board had been obtained from Melbourne to line the rooms but it was 1930 before a plasterer, Henry Lowe, was employed to do the job.

The cool room from the closed creamery was later set up at the back of the house as a wash house however it was used more as a harness room than for washing.

Source: Susie Zada.

Lock home until 1960.

REFERENCES

McHarg, Mary McKenzie, Eliza: *The First Mrs Zoch in Australia*, Mary E. McKenzie McHarg, Heathcote, 2000, pp. 7,11,13-14,19,21,25,65,68,87,89;
Part Parish of Tooborac, County of Dalhousie, 1922. Source: History of Tooborac Group Collection;
Part Parish of Tooborac, County of Dalhousie, 1951. Source: State Library of Victoria, Map Collection;
Interview and phone conversations with Geoff Zoch, October and November 2003.

MHSneg.no:R44.04&05

Relevant Historical Australian Themes

- 3.14.1 Building to suit Australian conditions
- 3.5.1 Grazing stock
- 5.8 Working on the land
- 8.14 Living in the country and rural settlements

Description

Physical Description

The main house, of Victorian Georgian design, is built of local granite, roughly hewn into blocks, and set in courses. It has a steep hipped roof, with galvanised corrugated iron over the original roof cladding. There is a weatherboard extension, and a local stone (granite) skillion extension to one side with galvanised corrugated iron roof cladding. The skillion verandah at the front appears to be a later addition. Several outbuildings are also of note.

Recommended Management

A Conservation Management Plan is recommended for this property.

Statement of Significance

The Zoch Stone Farmhouse Complex, West Road, Pyalong and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a cultural landscape containing the major characteristics of a modest homestead complex from the mid nineteenth century Victorian Period (1851-1901) with a Victorian Georgian house

HERITAGE CITATION REPORT

made from locally quarried granite and vernacular outbuildings and associated structures.

The Zoch Stone Farmhouse Complex, West Road, Pyalong and its rural setting, is historically significant on a LOCAL level (AHC criteria A 4, H 1). It is strongly associated with the Eliza Zoch family from 1861 and they have continued ownership and farming of it for over 144 years

The Zoch Stone Farmhouse Complex, West Road, Pyalong and its rural setting, is scientifically significant on a LOCAL level (AHC criteria C 2, F 1) for its use of the locally hewn granite to construct the 1861 house.

Overall, the Zoch Stone Farmhouse Complex, West Road, Pyalong and its rural setting, is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

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|-----|
| Yes |
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Internal Alteration Controls

| |
|----|
| No |
|----|

Tree Controls

| |
|----|
| No |
|----|

Fences & Outbuildings

| |
|-----|
| Yes |
|-----|

Prohibited Uses May Be Permitted

| |
|-----|
| Yes |
|-----|

Incorporated Plan

| |
|---|
| - |
|---|

Aboriginal Heritage Place

| |
|----|
| No |
|----|

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | COTTAGE and FORMER POST OFFICE | File No | 1747 |
| Address | 12 DOYLE STREET (REEDY CREEK ROAD), REEDY CREEK | Significance Level | Local |
| Place Type | Cottage | | |
| Citation Date | 2006 | | |



| | |
|--|-------------------|
| Recommended Heritage Protection | VHR - HI - PS Yes |
|--|-------------------|

| | |
|----------------------------|--|
| Architectural Style | Victorian Period (1851-1901) Vernacular |
|----------------------------|--|

History and Historical Context

Until the construction of the Melbourne to Sydney railway line through Broadford in 1871-2, Reedy Creek was far more populated than Broadford. The settlement was stretched out along the winding road following the creek, and covered such a distance that Lower Reedy Creek became known as Tyaak and Upper Reedy Creek as Reedy Creek.

In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. It was not a totally male dominated population as there were 317 males and 203 females. In the same year Broadford was merely a coach stop for traffic on the Melbourne to Sydney road or a turn-off to Reedy Creek. The number of dwellings in Broadford was a mere 29 and the population on 114. In 1871 Broadford's population had increased to 765. This figure possibly includes the outlying areas but is not surprising as this was the year of the construction of the railway.

In the meantime Reedy Creek's population had grown to 578 however by 1891 it had dropped to 171 and in 1901 was only 156. Broadford in 1901 boasted 107 dwellings and a population of 501 with more women than men.

HERITAGE CITATION REPORT

The emergence of Reedy Creek centred around the discovery of gold in 1857 although some finds may have been as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine.

There are claims that in its hey-day there were more than 2,000 people digging at Reedy Creek serviced by five hotels, three general stores and other services such as bootmakers and farriers.

In addition to the goldfields, the local population included workers on the large Upper Reedy Creek Station.

Small cottages along the winding track from Lower Reedy Creek to Upper Reedy Creek were typical of the homes built at the time.[1]

NOTE : The location of this cottage will need to be identified on an old town plan or the attached Reedy Creek plan to be able to check the rate books for an indication of occupier and date.

Source: Susie Zada.

REFERENCES

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.; Nostalgia: Reedy Creek, School Centenary Committee, 1982, pp. 3-5; Watson, Angus B, Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901, Angus B Watson, 2003, pp. 57, 378.

MHSneg.no:R45.07

Description

Physical Description

A very small Victorian Vernacular timber and weatherboard cottage with chimneys, a gable roof extended to form a skillion verandah at front and extension at the rear, clad in galvanised corrugated iron.

Statement of Significance

The tiny cottage and its rural setting, located along Reedy Creek Road, Reedy Creek, is aesthetically significant on a LOCAL level (AHC criterion D2) as a typical example of the now rare Victorian Vernacular timber houses which formed a linear setting of homes along the creek and illustrating the scale of the homes relative to the road and scenery during the important gold mining period of Reedy Creek's history.

The tiny cottage located along Reedy Creek Road, Reedy Creek, is historically significant on a LOCAL level (AHC criterion A4) as one of the few extant examples of the type of very early residences built to form the linear town development created during the gold rush period of Reedy Creek's development from as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine.

Overall, the tiny cottage and its rural setting, located along Reedy Creek Road, Reedy Creek, is culturally significant at a

HERITAGE CITATION REPORT

LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | COTTAGE | File No | 1746 |
| Address | 6-10 DOYLE STREET (REEDY CREEK ROAD), REEDY CREEK | Significance Level | Local |
| Place Type | Cottage | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection **VHR - HI - PS -**

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

Until the construction of the Melbourne to Sydney railway line through Broadford in 1871-2, Reedy Creek was far more populated than Broadford. The settlement was stretched out along the winding road following the creek, and covered such a distance that Lower Reedy Creek became known as Tyaak and Upper Reedy Creek as Reedy Creek.

In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. It was not a totally male dominated population as there were 317 males and 203 females. In the same year Broadford was merely a coach stop for traffic on the Melbourne to Sydney road or a turn-off to Reedy Creek. The number of dwellings in Broadford was a mere 29 and the population on 114. In 1871 Broadford's population had increased to 765. This figure possibly includes the outlying areas but is not surprising as this was the year of the construction of the railway.

In the meantime Reedy Creek's population had grown to 578 however by 1891 it had dropped to 171 and in 1901 was only 156. Broadford in 1901 boasted 107 dwellings and a population of 501 with more women than men.

HERITAGE CITATION REPORT

The emergence of Reedy Creek centred around the discovery of gold in 1857 although some finds may have been as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine.

There are claims that in its hey-day there were more than 2,000 people digging at Reedy Creek serviced by five hotels, three general stores and other services such as bootmakers and farriers.

In addition to the goldfields, the local population included workers on the large Upper Reedy Creek Station.

Small cottages along the winding track from Lower Reedy Creek to Upper Reedy Creek were typical of the homes built at the time.[1]

NOTE : The location of this cottage will need to be identified on an old town plan or the attached Reedy Creek plan to be able to check the rate books for an indication of occupier and date.

Source: Susie Zada.

REFERENCES

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche); Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.; Nostalgia: Reedy Creek, School Centenary Committee, 1982, pp. 3-5; Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841 - 1901*, Angus B Watson, 2003, pp. 57, 378.

MHSneg.no:R45.08

Description

Physical Description

A very small Victorian Georgian timber cottage with chimney, a gable roof and skillion verandah at front and extension at the rear, clad in galvanised corrugated iron.

Statement of Significance

The cottage and its rural setting, located along Reedy Creek Road, Reedy Creek, is aesthetically significant on a LOCAL level (AHC criterion D2) as a typical example of a once common view of early Victorian Georgian timber houses with symmetrical form and fenestration, and a central door either side of double hung windows, making a linear setting of homes along the creek and road, of the important nineteenth century gold mining period of Reedy Creek's history.

The cottage located along Reedy Creek Road, Reedy Creek, is historically significant on a LOCAL level (AHC criterion A 4) as one of the few extant examples of the type of very early residences built to form the linear town development created during the gold rush period of Reedy Creek's development from as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine.

Overall, the cottage and its setting, located along Reedy Creek Road, Reedy Creek, is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | (UPPER) REEDY CREEK STATE SCHOOL NO.2234 (FORMER) | File No | 1749 |
| Address | REEDY CREEK ROAD, REEDY CREEK 24 DOYLE STREET, REEDY CREEK | Significance Level | Local |
| Place Type | School - State (public) | | |
| Citation Date | 2006 | | |





Recommended Heritage Protection VHR - HI - PS Yes

Maker / Builder W.G. Aitken

History and Historical Context

Reedy Creek settlement

Until the construction of the Melbourne to Sydney railway line through Broadford in 1871-2, Reedy Creek was far more populated than Broadford. The settlement was stretched out along the winding road following the creek, and covered such a distance that Lower Reedy Creek became known as Tyaak and Upper Reedy Creek as Reedy Creek.

In 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. It was not a totally male dominated population as there were 317 males and 203 females. In the same year Broadford was merely a coach stop for traffic on the Melbourne to Sydney road or a turn-off to Reedy Creek. The number of dwellings in Broadford was a mere 29 and the population on 114. In 1871 Broadford's population had increased to 765. This figure possibly includes the outlying areas but is not surprising as this was the year of the construction of the railway.

In the meantime Reedy Creek's population had grown to 578 however by 1891 it had dropped to 171 and in 1901 was only 156. Broadford in 1901 boasted 107 dwellings and a population of 501 with more women than men.

The emergence of Reedy Creek centred around the discovery of gold in 1857 although some finds may have been as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine. There are claims that in its hey-day there were more than 2,000 people digging at Reedy Creek serviced by five hotels, three general stores and other services such as bootmakers and farriers. In addition to the goldfields, the local population included workers on the large Upper Reedy Creek Station.

School history

The first school in the area was opened by the Catholic Church as a non-vested school in 1867. This school, No.924

HERITAGE CITATION REPORT

closed in 1869, reopened in 1870 and closed permanently in 1873.

Upper Reedy Creek State School No. 2234 opened in 1880 in a leased building with an enrolment of 65 students. In 1882 a new wooden building was erected on land granted by the Mines Department. Tenders were called in February 1882 and the successful tenderer, W.G. Aitken, built the school for £236. Meanwhile, the Lower Reedy Creek School No.986 closed in 1885 and all pupils transferred to Upper Reedy Creek.

The school closed from 1930 to 1939, then closed permanently in 1967. In 1968 the school was sold to the local Progress Association who use it as the local community hall. The Progress Association was formed in 1949 and a plaque was unveiled in the school grounds in 1999:

Reedy Creek Progress Association (Inc)

50th Anniversary (1949 - 1999)

This plaque has been erected

to commemorate the formation of

the Reedy Creek Progress Association

in 1949, and to its members who,

for 50 years, have served the

local community and maintained

the Reedy Creek Hall for

future generations.

"To serve one's community,

is a privilege in itself"

Unveiled by

foundation office bearers

Bert and Thelma Searle

Saturday October 23 1999.

Sources

Prepared by Susie Zada.

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche);

Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.;

Nostalgia: Reedy Creek, School Centenary Committee, 1982, pp. 3-5,

Watson, Angus B, Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census

Results for Victoria 1841 - 1901, Angus B Watson, 2003, pp. 57, 378;

Vision and Realisation, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 3. pp. 645, 646, 694-5;

Argus, February 4, 1882 and March 1, 1882. Source : Miles Lewis Index

Relevant Historical Australian Themes

6.2 Establishing schools

6.5 Educating people in remote places

Description

Physical Description

This single roomed Victorian building, with gabled entry porch, is constructed of timber and clad in timber weatherboards. The steep gable roofs are clad in galvanised corrugated iron with metal roof ventilators, which were

HERITAGE CITATION REPORT

possibly added c 1900 as they are more typical of the Federation period. There are three timber framed double hung windows on the side elevations with a larger and c1920s window in the front elevation. The decorative timber finials are missing from the gable apexes. The site includes an historic plaque.

Statement of Significance

The former Upper Reedy Creek School No. 2234, and plaque, located on its original site, on the Reedy Creek Road, Reedy Creek, is aesthetically significant, on a LOCAL level, as a good example of a typical picturesque Victorian public school building.

The former Upper Reedy Creek School No. 2234, located on its original 1882 site on the Reedy Creek Road, Reedy Creek, is historically significant, on a LOCAL level, the only remaining example of a public building from the gold rush era of the once busy township of Reedy Creek.

The former Upper Reedy Creek School No. 2234, located on its original site, on the Reedy Creek Road, Reedy Creek, is socially significant as the meeting place for the Reedy Creek community and especially the Reedy Creek Progress Association, formed in 1949, who have maintained the Reedy Creek Hall for future generations, since 1968.

Overall, the former Upper Reedy Creek School No. 2234, located on its original site since 1882, on the Reedy Creek Road, Reedy Creek, is aesthetically, historically and socially significant on a LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

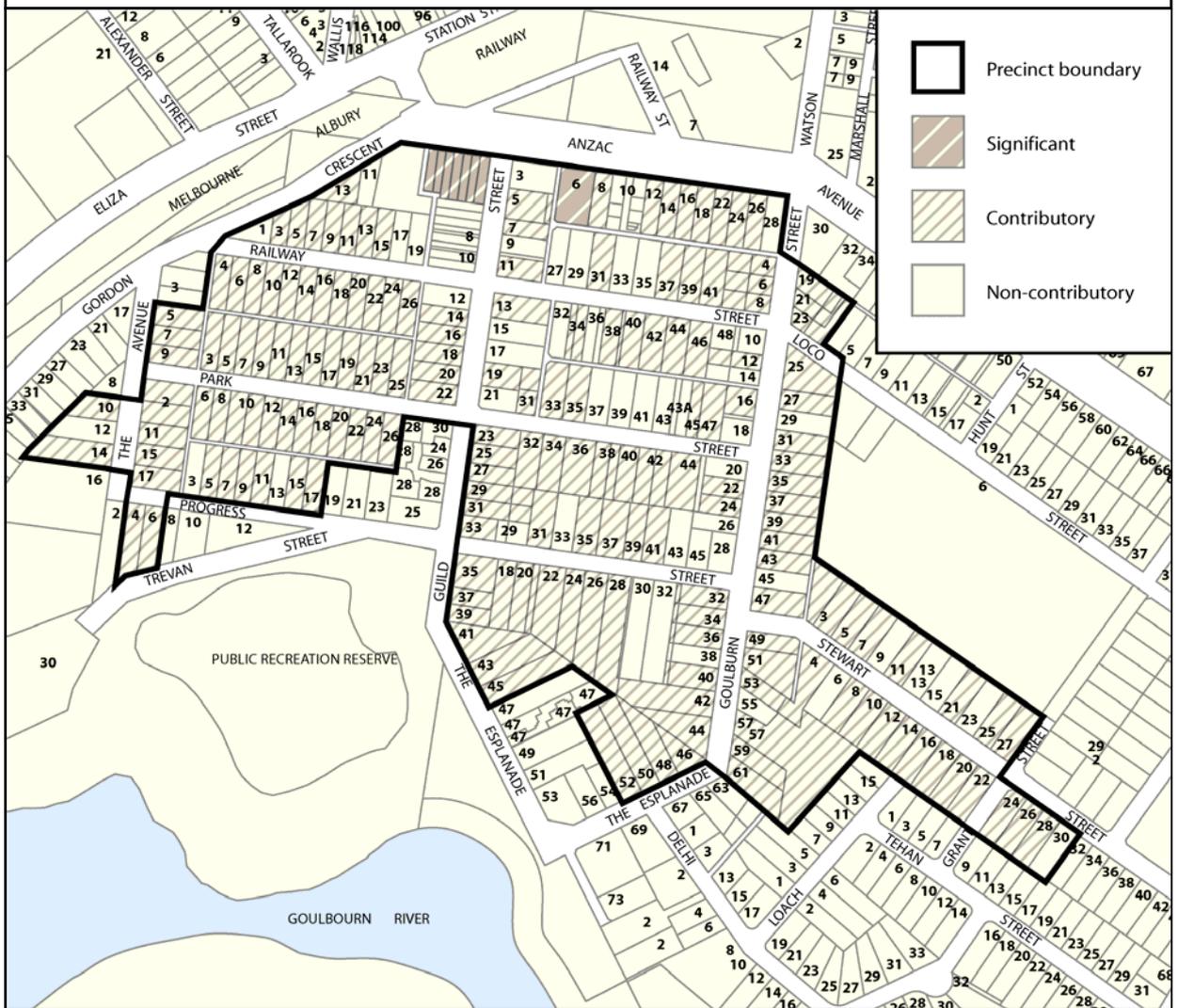
Incorporated Plan

-

Aboriginal Heritage Place

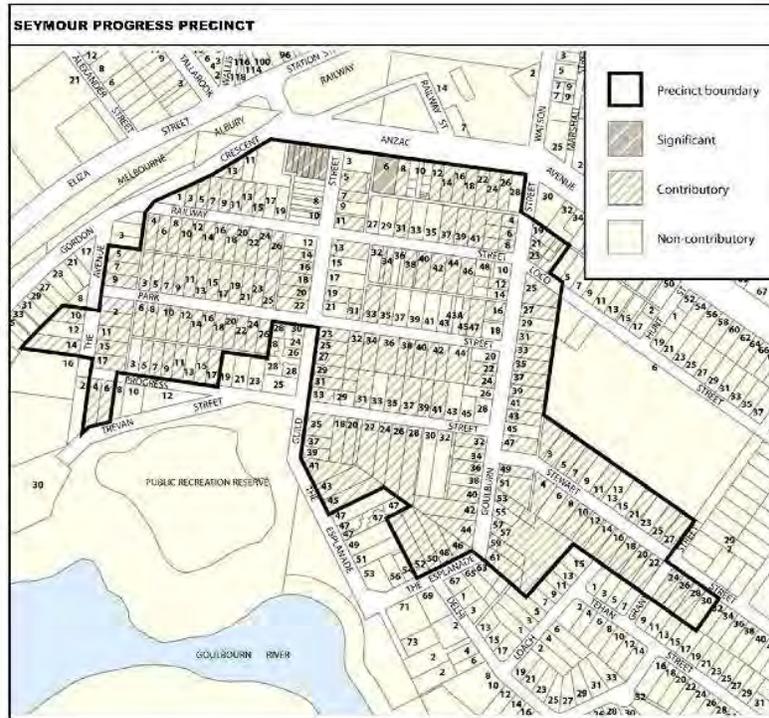
No

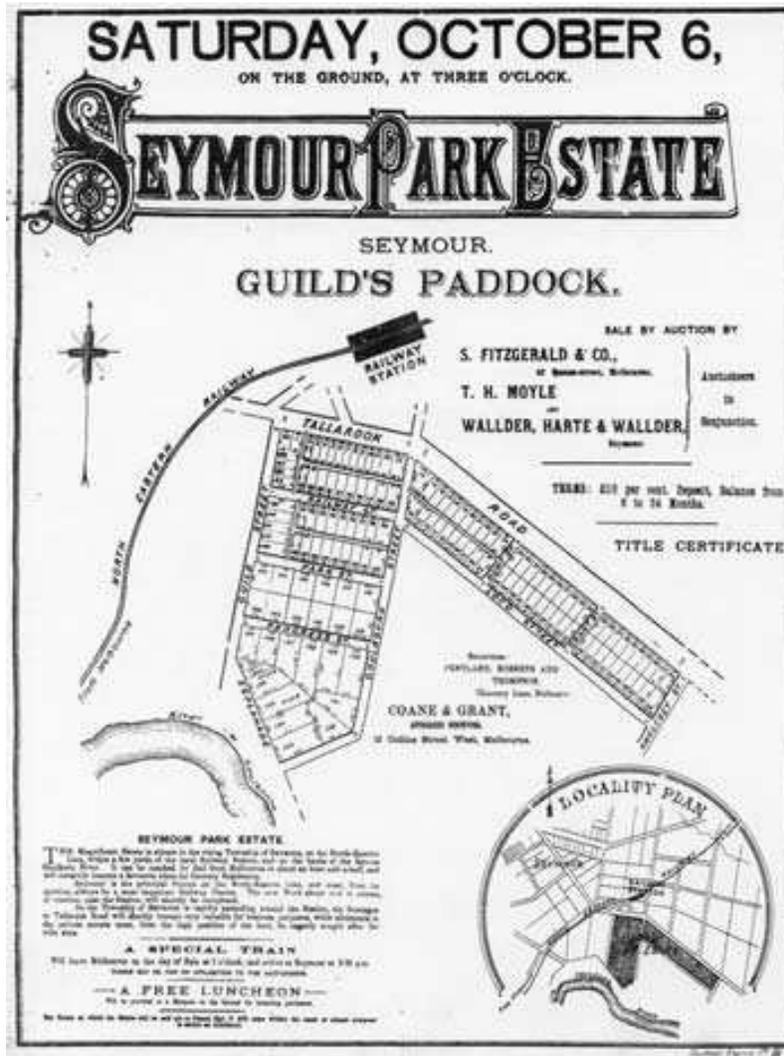
SEYMOUR PROGRESS PRECINCT



HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Seymour Progress | File No | 1778 |
| Address | 1-41 & 4-48 RAILWAY ST, SEYMOUR 2-22 & 3-33 GUILD ST, SEYMOUR 2-28 ANZAC AVE, SEYMOUR 3-17, 29-45 & 4, 6, 18-32 PROGRESS ST, SEYMOUR 3-27 & 4-30 STEWART ST, SEYMOUR 3-47 & 6-26, 32-44 PARK ST, SEYMOUR 35-45 THE ESPLANADE SEYMOUR 4-52 & 19-61 GOULBURN ST, SEYMOUR 5-17 & 10-14 THE AVENUE, SEYMOUR | Significance Level | Local |
| Place Type | Mixed Use Precinct, Residential Precinct | | |
| Citation Date | 2012 | | |





Recommended
Heritage Protection

VHR - HI - PS Yes

Architectural Style

Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Early land sales and subdivision

The Seymour Progress precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve. The 1855 Sale Plan of Town & Suburban Lands at Seymour shows the track to Dempsey's Station and Tallarook along the route of the present day Anzac Avenue, described as "Timbered chiefly with Box, indifferent gravelly ground". By 1866 part of the land (that now comprises the heritage and part of Section 48.

HERITAGE CITATION REPORT

John Guild was the first purchaser of allotments 1 and 2 in Section V on December 3, 1867. These allotments were five acres, two roods and thirty-one perches, and thirteen acres and three perches respectively. Henry Wallis bought allotment 3 on 25 May 1866, which comprised eighteen acres, one rood and thirty-seven perches. At the same time approximately nineteen acres of low-lying land with natural billabongs, between the aforementioned three allotments and the river, was set aside as a Recreation Reserve. Alexander Guild was the purchaser of Section 48 comprising 140 acres three roods and twenty-five perches on 11 November 1870. This land was to the west of the three smaller allotments. Alexander, John and Thomas Guild also owned several sections of land south west of this Precinct.

The size of allotments one, two and three was diminished when the North Eastern Railway Line was built in 1870-72. The western section of allotment one, and the northern section of allotments two and three became railway property.

Guild family

Alexander Guild arrived in Seymour in 1851 or 1852. In 1854 he purchased the general store that became known as Guild's Store [now demolished]. Guild brought his brothers John, and later Tom, out from Scotland and the three formed a partnership operating the store and the Royal [George] Hotel. Each of the brothers purchased suburban land blocks on the river flats south of the town. After the partnership was dissolved in 1875, Alexander operated the hotel, Tom the general store, and John concentrated on farming.

John Guild was a patron of the National School in 1858, a foundation member of the Seymour Road Board in 1863, President of the Shire of Seymour in 1880-81 and 1887-88. In the Shire of Seymour Rate Books he is shown in 1867 as the occupier and owner of a "weatherboard dwelling" and in 1876 he was living in a "good brick dwelling" that in 1878 was described as a "Villa Residence". This brick villa is situated in the Progress Precinct at 16 The Avenue. Sections of the Precinct were referred to as Guild's Paddock and Guild's Hill by locals and sales plans in 1888 and 1927 respectively. Guild's home and property were called Goulburn Park and the 1927 subdivision was of the "Goulburn Park Estate".

Wallis family

Henry Wallis arrived in Seymour in the early 1850s and farmed several sections of land around Seymour including land between the present day Tallarook and Wallis Streets [Wallis Street was presumably named after him]. Wallis was a patron of the National School in 1858 and an inaugural member of the Seymour Road Board in 1863 however he resigned in October 1863 without attending any meetings.^{xi} In 1844 Henry married Mary Dempsey, daughter of William Dempsey who had the pastoral run called Marengo beside which the township of Seymour was located. Wallis' son, also named Henry, born in Seymour in 1855, was President of the Shire of Seymour in 1904-05 and 1917-18.

Residential subdivision and development

The "New Town" of Seymour developed on land less flood prone than the site of the Old Town. It is located to the north of the railway line that opened in 1872. Shops were built immediately to the north of the station, in Station Street, and dwellings in nearby subdivisions. Before long, homes were also built on the southeastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour had grown from 450 in 1865 to one thousand in 1890, so additional town land for dwellings was needed. In the early decades of the twentieth century Seymour's status as a railway junction town and maintenance centre increased. The population by 1915 had passed 2,000 and by 1926 reached 2,500 (Martindale 1982:96).

What is now the Progress Precinct is the result of three main subdivisions, of the land originally owned by the Guild brothers and Wallis, in 1888, 1911 and 1927.

In 1888 the *Seymour Park Estate* was created out of part of Guild's Paddock. This subdivision fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to

HERITAGE CITATION REPORT

Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and included Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments.

In 1911 there was a further subdivision of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was also part of Crown Allotment 48 originally owned by Alexander Guild.

The final major subdivision in 1927, known as the Goulburn Park Estate - Guild's Hill, was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments.

Seymour Park Estate

As noted above this was the first major subdivision in the Progress Precinct, undertaken in 1888. It was reported in the *Express* that the Hon. J. Roberts, MLC was the vendor. Extensive advertisements, some occupying a full column, began appearing every week in the *Seymour Express* from 10 August 1888. The elaborate notice announced the auction of "Seymour Park Estate, Seymour, Guild's Paddock" on "Saturday October 6, on the ground, at Three o'clock" and included a description of the estate: "Allotments closest to the station, north of Park Street and Loco Street were average sized building allotments, generally of fifty to sixty-six foot frontage", while the allotments south of Park Street, higher on the hill and closer to the river, were much larger, between 132 and 140 foot frontages, and were the most desirable "private streets... for villa sites". The newspaper advertisements expanded on the benefit of the site:

As a site for Villa Residences, Seymour Park is unequalled in the District. It commands a lovely view along the Goulburn River, the Tallarook Ranges and surrounding country for many miles. It has also the great advantage of being away from any possibility of floods, which are so prevalent in the low lying land at Seymour.

A special train was arranged for the auction. It left Melbourne at 1.00 pm, stopped for passengers at Kilmore and Broadford, and was due to arrive at Seymour at 2.35 pm. A free luncheon was also "provided in a Marquee on the Ground for intending purchasers".

It is not known how many of the 137 allotments were sold on the day although the *Seymour Express* reported that "every lot submitted was sold at prices ranging 10s. to 43s. per foot". Total sales for the day amounted to £9,000, with one sale benefiting the local community:

After luncheon the auctioneer announced that Mr Roberts would give proceeds of next block towards proposed Cottage Hospital. Mr deGroot said he would add ten guineas if the block brought over £50; the three firms of auctioneers and the Hon. J. Turner, M.L.C., promised three guineas each, and the lot fetched £52 10s., so that close upon £80 was obtained for the much-needed institution.

The plan on the auction notice identified two villas already existing in the Seymour Park Estate at Lot 136 (Database No. 1552, 45 or 43 The Esplanade), and Lot 135 The Esplanade (site of early private hospital). The Plan of Subdivision showed two allotments transferred to the Crown - Lot 46 Loco Street and Lot 103 (No. 43) Park Street.

The Shire of Seymour Rates Books for the years immediately following the auction list allotments in "Seymour Park". The rate book entries indicate the type of people who purchased land in the Precinct. Land Owner and House Owner were the most prominent "occupations", but the full list of occupations listed were: Agent, Assayer/Ironmonger, Auctioneer, Banker, Barmaid, Blacksmith, Bricklayer, Civil Engineer, Carpenter, Carter, Clerk, Contractor, Cook, Dairy, Draper, Engineer, Farmer, Gentleman, Grazier, Hotelkeeper, House Owner, Inspector, Journalist, Labourer, Lady, Land Owner,

HERITAGE CITATION REPORT

Line Repairer, Manager, MLA, Plumber, Printer, Railway Employee (Engineers and Inspectors), Shopkeeper, Schoolmaster, Sheep Farmer, Solicitor, Speculator, Store Keeper, Storeman, Surveyor, Teacher, and Valuer. By September 1917 there were 54 buildings.

The Goulburn Park Estate sale notice of 1927 showed that there were buildings on all allotments on the east side of Guild Street, (the location of Seymour Park Estate) including the Church of England on the corner of Anzac Avenue, and the first three allotments in The Esplanade.

1911 Subdivision

The 1911 subdivision was quite small and can be split into two sections. The allotments in Loco Street were purchased by the Education Department from Alexander Stewart and Frederick Smith in 1918. Buildings were not erected until 1921 and Higher Elementary School students moved into the new buildings on September 25, 1922. By September 1917 there were four buildings on the allotments facing Goulburn Street - these were on Lots 154 (No. 25), 161 (No. 39), 162 (No. 41) and 168 (No. 51). Stewart Street also formed part of this subdivision and houses there were built during the late 1920s and 1930s.

The Goulburn Park Estate, known as Guild's Hill,

The Goulburn Park Estate, known as Guild's Hill, was subdivided in 1927. Five buildings existed on this estate at the time of the subdivision and were shown on the 1917 Water Reticulation Plan of Seymour and the sale notice. They were John Guild's home at 16 The Avenue, Lot 49 (No. 12) Guild Street, and Lots 1, 2 and 3 at the corner of Gordon Crescent and Anzac Avenue. Allotments in this subdivision were between fifty and sixty-three foot frontage. All services were available on this estate including "Water, Gas and Electric Light" and the sale notice expounded the benefits of this estate:

This Splendid Estate is situated 150 yards from the Post Office and Railway Station, right in the heart of the Progressive Railway Town of Seymour, the junction of the North Eastern and Goulburn Valley lines and within 61 miles of the Metropolis, with a wonderful daily train service. The advantages of purchasing in this Estate are many. The Land is the Premier Building Site of Seymour, being High overlooking the town and the beautiful Goulburn River. Easterly aspect & well drained. Every Lot has a Magnificent Vista. Sites on Guild's Hill have been long coveted and vainly sought after for many years by residents of Seymour and district on account of its fine high position and close proximity to the station and Main Street, and consequently this Subdivision must appeal to both investors and homeseekers alike. It must steadily and surely rise in value.

A large section of land bounded by Park, Guild and Progress streets was used for tennis courts and pavilion. These can be seen on the 1963 Sewerage Map D09. The Anglican Church acquired land in the Goulburn Park sub-division and a new rectory was built in 1927. This is the house at 5 Guild Street. Later, the parish hall, originally in Emily Street, was moved there. It was then enlarged and used until the present Christ Church, facing Anzac Avenue, was built in 1945. The new church was designed by the highly regarded and popular ecclesiastical architect from Melbourne, Louis Williams, and the builder was James Moore.

Meanwhile, on the west corner of Guild Street, St Andrew's Presbyterian Church foundation stone was laid on 2 September 1938 by The Right Reverend John Mackenzie, Moderator General of the Presbyterian Church of Australia. It was designed by the Melbourne architectural firm, Scarborough, Robertson & Love and the builder was L. Adam and Sons.

Development of the 1866 Recreation Reserve (Goulburn Park)

The Seymour East Swimming Club was formed in 1909. It had a shed built in the Recreation Reserve, located in southeastern corner of Progress Precinct. Dressing sheds were erected in 1919 near the Railway Pumping Station on The

Esplanade and the name was changed to Seymour Swimming Club and also Esplanade Club, but in 1955 dropped the word Esplanade and reverted to Seymour Swimming Club. It was the forerunner of the present club (1950s) and women played a prominent part from the beginning. The location of the dressing sheds is shown on the 1926 Goulburn Park Estate poster.

On 21 June 1970 the Park was dedicated as a memorial to the 20th Light Horse Regiment (Victorian Mounted Rifles) by Maj. Gen. I.T. Murdoch C.B.E..

Progress Precinct after 1960

In 1963 there were twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230. The tennis courts and pavilion were located on the land bounded by Park, Guild and Progress but this land was subdivided for housing c1990.

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac Avenue on which the Presbyterian and Anglican churches were built. It has retained this character over the past one hundred years although, as predicted in the 1888 auction notice, businesses have begun to locate on some of the Anzac Avenue allotments.

Sources

Seymour Historical Society

Goulburn Park Estate Seymour known as Guild's Hill, subdivision map. R.A.Mather.

Seymour North and South Ridings, Shire Engineer, 1970, 13, 79.

Seymour Waterworks Trust Reticulation Plan, 1917.

H.G. Martindale, *New Crossing Place The Story of Seymour and its Shire*, Shire of Seymour, 1982

Relevant Historical Australian Themes

4. BUILDING SETTLEMENTS, TOWNS AND CITIES

4.1.2 Making suburbs

8.1.3 Developing public parks and gardens

8.1.4 Enjoying the natural environment

8.14 Living in the country and rural settlements

Description

Physical Description

The Seymour Progress Precinct is bound by Anzac Avenue, Gordon Crescent, the rear of properties in Goulburn and Stewart streets, and the Goulburn River. Other streets in the precinct include: Railway, Park, and Progress streets and The Avenue. The precinct is especially characterised by a suburban residential character developed from the late Victorian era to the mid twentieth century, with an emphasis on spacious allotments allowing plenty of air, sky, vegetation and trees between the houses. Cultural zones are located at the north and south boundaries of the precinct, with early twentieth century churches in the north and the 1866 Public Recreation Reserve along the Goulburn River at the southern end.

The irregular boundaries of the precinct contain a central core of regular rectangular allotments set in a grid of streets and lanes. Guild Street runs north-south along the centre and physically divides the precinct into the two main periods of subdivision and development. To the east there are large numbers of Victorian houses scattered throughout the subdivision, reflecting the 1888 period of subdivision of Guild's Paddock. The larger allotments to the south of the precinct are situated on higher ground and some have larger houses, or villas, built upon them, some with substantial trees and gardens.

The formal grid layout and housing design of the residential area is reinforced by the use of side driveways, generous front and side setbacks and the orientation of the houses with the grid lines. This contrasts with the sinuous lines of the natural features of the river and recreation reserve to the south, and Guild's House at 16 Avenue, which pre-dates the later suburban subdivisions.

The streets have all been sealed with black asphalt; however the grassy lanes retain a delightfully calm country character and are an important early feature of this precinct. Nature strips are provided in all streets, with white concrete footpaths on the north sides (with no footpath on the south side) of most of the east-west streets, while they may be found on both sides of the major north-south streets, Guild and Goulburn Streets. White concrete kerbs and channels direct the water from the road surface in all the streets. Two access roads into the park are constructed with light coloured asphalt and gravel verges.

Significant urban focus points in the precinct include the churches in the north and the gum trees of Goulburn Recreation Reserve at the southern end. Significant views of the Goulburn River and park are obtained from The Esplanade, Guild and Progress Streets. There are also secondary urban focus points that include the early and substantial trees in various private gardens. The Canary Island Palms (*Phoenix canariensis*), dating from the Federation and inter-war periods that are located in Guild, Railway, Park and Progress streets, are particularly important. The one located on the southeast corner at 13 Guild Street provides a central focal point. Distant views to the Tallarook Ranges in the east are a feature particularly enjoyed from Park and Progress Streets. Views of gum trees and sky, beyond the railway reserve to the west, may be seen from Railway Street. Significant visual links with the Railway Station and shopping area to the north of the precinct are obtained from Guild and Goulburn Streets and from Anzac Avenue.

Churches

The Anglican and Presbyterian churches are constructed in a prominent location that is easily viewed from the railway station and shopping centre. The location also provides secure places of worship and fellowship on high ground, well above the floods that had damaged the buildings of earlier Seymour congregations.

St Andrew's Presbyterian Church was designed by distinguished Melbourne architects Scarborough, Robertson and Love and constructed by builder L. Adam and Sons in 1938. At the same time as the architects were designing this church they were designing a large brick chapel for Scotch College in Hawthorn in an abstracted Gothic style. St Andrew's is a fine example of the Interwar Arts and Crafts Gothic style that has recognisably medieval attributes expressed with modern qualities of directness and clarity. The skilled use of red-orange brick walls and terra cotta tiled roof give the building an appearance of warmth. The side walls are supported by massive brick buttresses interspersed with fifteen pane gothic windows with leadlight. The soaring recessed round arch on the front elevation culminates with a rose window. The side entrances have Moorish timber arch detailing. The early brick fence and wrought iron memorial gates appear to be constructed of the same pale cream bricks of the adjacent memorial hall and may date from that period.

The Anglican Church was constructed in 1945. Architect Louis Williams designed it in an abstracted Gothic style. It has the massing of the Gothic, but the white painted brick walls, inside and out, and autumn coloured terra cotta roof tiles are materials that evoke a Mediterranean feel in the design. The highly simplified geometric details and decoration are derived from medieval church architecture. The original fence, visible in photographs of Louis Williams's scrapbook, has

been removed and a very low bluestone (possibly from the demolished church in Emily Street) retaining wall remains.

Residential

The various styled houses that contribute to the heritage precinct form a harmonious group. They are all single storey, with similar setback distances, and are all aligned with the grid allotment design of the original subdivision pattern, with hipped or gabled roofs. The houses built in the nineteenth century are Victorian style, whereas those built in the period between the nineteenth and twentieth centuries are Federation in style. Those constructed after 1915 and particularly those in the 1926 Goulburn Park Estate are predominantly Interwar Bungalow in style.

All of the significant residences in the Seymour Progress precinct are single storey and constructed primarily of horizontal weatherboard wall cladding, although there are some constructed in rendered concrete masonry, with a very small number in face brick construction, with hipped or gabled roofs clad in galvanised corrugated iron or terra cotta or concrete tiles. The size of the houses varies considerably, from a modest Victorian cottage or interwar Bungalow, to a more substantial Victorian Italianate or Federation villa. Early brick chimneys adorn the rooflines of these houses, with either narrow or wide eaves, and timber framed double hung or casement windows, many with leadlights, forming other primary characteristics.

There are many original fences with designs appropriate to the style of each house. Most fences are made of wire supported by timber or metal, and there are many very distinctive fences in this precinct. They are constructed with concrete posts and plinths supporting the wire. The heights of the fences are predominately very low (800mm) but some are up to 1300mm, and include the timber picket fence and the timber post and cyclone or woven wire fence.

Examples of typical houses in the Victorian, Edwardian and Interwar Bungalow styles are:

- Victorian, 41 Railway Street.
- Edwardian, 38 Railway Street.
- Interwar Bungalow, 13 Railway Street.

There are only a handful of very large trees in the residential area, and these are located in the gardens of a few houses. Most of the significant trees are tall Canary Island palms, which were planted in the Federation period and are now easily seen from several points in the precinct. The low fences, formal gardens of lawns, hedges and shrubs expand the spaciousness of the public realm and provide a soft interface between the roads and the houses. The garden suburb design was made possible by the availability of a reticulated town water supply.

Goulburn Park

The park has a relaxed rural town atmosphere, created by the use of soft surfaces including unsealed roads and car parks, and relatively informal structures. It also has a predominance of large indigenous trees, some mature exotic trees such as poplars, and highly transparent fencing in grey or brown colours that blend in with the natural beauty of the park.

There are only a few structures in the park, the largest being the former swimming pool. Constructed of concrete, it is now empty and used for ball games. There is a concrete sound shell nearby. An information board with a shingled gable roof over it, and a 1970s granite monument with a bronze plaque sit in the park.

There are two access roads that curve down into the park from the residential streets. These roads are constructed of light coloured asphalt with gravel verges, thus maintaining a visual link with the relaxed rural character of the park while providing a firm surface for vehicles to travel the incline.

Views

There are important and aesthetically pleasing views to and from the precinct. These include the panoramic views to the Goulburn River and the rural land on the opposite side, from most parts of the park, and views throughout the park of the early indigenous trees that have been deliberately incorporated into design of the park as it has been developed since it was gazetted in 1866.

Archaeological sites

Known archaeological sites in this area include the swimming pool and the timber remnants of the former bathing shed (location shown on the subdivision poster) and associated jetties, a well from the railway pump house (location shown on the Seymour Waterworks Trust Reticulation Plan 1917). The original swimming baths, that had timber stairs and piers on the edge of the river, were accessed from the Government Esplanade Reserve, now known as the Public Purposes Reserve and Crown Land.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the consistent garden suburb character of the precinct and in particular to:
 - . retain the general uniformity of scale and siting throughout the precinct including single storey height and regular alignment of the front of the buildings to the grid layout.
 - . retain the uniformity of front and side setbacks, building separation and subdivision pattern.
 - . retain the open views of front gardens created by low or no front fences.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:
 - Conserve significant features on places shown as significant or contributory on the relevant precinct map.
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.
2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

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3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.
4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
12. Conserve or reveal views that contribute to the significance of the precinct.
13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- b. Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- c. Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.

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- d. Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- e. Encourage the use of fence styles that are appropriate to the era of the house.
- f. Ensure that fences do not obscure the visibility of the house from the street.
- g. Encourage garages or carports to be situated at the rear of dwellings.
- h. Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- i. Encourage the undergrounding of infrastructure such as telephone, and data lines.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

1. Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.
2. Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.
3. New infill buildings:
 - Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
 - Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
 - Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;
4. New infill dwellings are sited as follows:
 - The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
 - The side setbacks are not less than adjoining residential buildings.
5. New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.
6. Front fences do not exceed 1300mm in height.

Decision guidelines

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It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Comparative Analysis

There are no other heritage precincts, characterised by predominantly interwar houses in Seymour, or indeed, in any other part of Mitchell Shire (?). However, there are many heritage precincts with large areas of weatherboard interwar residential housing, in Melbourne and Geelong. Many of these precincts have had heritage protection for 10 to 20 years. The development and management of this change that has occurred in these areas gives good idea of the positive outcome, aesthetically and financially, that can be gained from this form of protection.

Progress Precinct is unique in that it is bounded by the the physical manifestation of two major influences in Seymour's historical development, the Goulburn River and its floodways, and the railway and its infrastructure.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour Progress precinct is a residential area created as a result of three main subdivisions. It comprises housing from the late nineteenth century to mid-twentieth century, two churches and their accompanying halls and is bordered on the south by Goulburn Park. The following places/elements contribute to the significance of the precinct:

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- The Victorian, Federation/Edwardian and inter-war houses (and any original or early front fences) at 8 and 12-26 Anzac Avenue, 19-27, 31-43, 47-53 & 57-61 and 4-8, 12, 16, 22, 24, 32-36 and 40-52 Goulburn Street, 5, 7, 11, 13, 19, 23-33 and 14-22 Guild Street, 3-35, 45, 47 and 2-44 Park Street, 5-11, 15, 17, 31 & 35-41 and 4 & 6 Progress Street, 3-15, 31, & 37-41 and 4-26, 34 & 38-46 Railway Street, 3-7, 11, 21, 25 & 27 and 4 & 8-28 Stewart Street, 5-17 and 10 & 14 The Avenue and 35-45 The Esplanade.

- The consistency of scale (single storey), siting (detached with regular front and side setbacks) and materials including horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms with wide eaves, brick chimneys, timber framed double hung windows. Most of the significant houses in the precinct have decorative features, with verandah, roof or wall decoration.

- The 'garden suburb' setting with houses are oriented parallel to the street with wide setbacks and side driveways, along with low fences and footpaths with nature strips.

- St Andrew's Presbyterian Church* at the south-west corner of Anzac Avenue and Guild Street and Christ Church of England* at 6 Anzac Avenue.

- The Goulburn Park Recreational ground with its significant mature indigenous and exotic trees, sound shell and swimming pool.

- Views of the Goulburn River, Tallarook Ranges, the Anglican and Presbyterian Churches, and the Railway Station precinct.

*These places of individual significance have a separate citation in this Study.

How is it significant?

The Seymour Progress precinct is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

The Seymour Progress Precinct is historically significant as a place that provides tangible evidence of the significant growth of Seymour to the south of the railway line in the late nineteenth and early twentieth century. The subdivision and development of the precinct has associations with locally important families such as the Guilds. (Criteria A & G)

The Seymour Progress Precinct is architecturally significant as a representative example of a residential area comprising housing from the late nineteenth to mid-twentieth centuries. It has aesthetic and design qualities associated with the residential development of that era including picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences. The siting of the housing illustrates the emergence of garden city influences by the inter-war period. (Criteria D & E)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | Memorial Cairn, Plaques, Guns and Streetscape, Seymour | File No | 405 |
| Address | Anzac Avenue SEYMOUR | Significance Level | Local |
| Place Type | Cairn, Memorial | | |
| Citation Date | 2006 | | |





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Reed, File 157

Trawool Road headed out of Seymour to the Military Camps area out towards Trawool. During the period of the First World War, the ANA suggested that the old Trawool Road (which had been the site of the "Welcome to Lord Kitchener" in 1910), be renamed Anzac Avenue. Tree planting took place there in July 1917, each tree representing a district soldier. By 1982, Anzac Avenue had another name - the Goulburn Valley Highway - this coupled with the steady spread of housing into this newer area on high ground, made a dual carriageway a necessity, resulting in the uprooting of the avenue of trees. A suitable memorial was included as part of the median strip. Whilst the changes to Anzac Avenue were not met with universal approval, the appearance of the gateway entrance into Seymour from the east improves steadily as the newly planted native trees and shrubs become established."

War Memorial; Had a 'Welcome Lord Kitchener' arch in 1910.

REFERENCES

MHS neg nos 03.24 -28;
Reed(157) ;
SLV photo 1110874

Relevant Historical Australian Themes

8.5.1 Preserving traditions and group memories

HERITAGE CITATION REPORT

- 8.8 Remembering the fallen
- 9.7.3 Remembering the dead

Description

Physical Description

Cairn and bronze plaques, brick walls, landscaping and large army guns all located in the median strip of the .

Recommended Management

A Conservation Management Plan is recommended for this place.

Physical Description

Machinery, Miscellaneous, Monument

Statement of Significance

The Memorial Cairn, plaques, guns and streetscape works associated with them are historically, socially and scientifically significant at at LOCAL level.

Recommendations 2006

External Paint Controls

| |
|----|
| No |
| - |
| No |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | ST ANDREWS PRESBYTERIAN CHURCH | File No | 1864 |
| Address | ANZAC AVENUE SEYMOUR GUILD STREET, SEYMOUR | Significance Level | Local |
| Place Type | Church, Church Hall | | |
| Citation Date | 2012 | | |





Recommended Heritage Protection VHR - HI - PS Yes
Designer / Architect Scarborough, Robertson & Love
Maker / Builder L. Adam and Sons

History and Historical Context

Early development of Seymour

The "New Town" of Seymour developed on land less flood prone than the site of the Old Town and the location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station in 1872 on the development of the town. As identified in the Environmental History, the commercial area relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the growth of the residential areas to the north in the area bounded by Crawford and High streets and, later, to the south of the railway line (Paul & Lorraine Huddle Pty Ltd, 2006:7, 2, 44).

A commercial precinct developed immediately to the north of the station along Station Street, and dwellings were constructed in nearby subdivisions. Before long, houses were also built on the south-eastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890,

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which made additional town land for dwellings necessary (Martindale, 1982:61-8, 84-5; VMD 1890).

In the late 1880s to meet this demand the farming land to the south of the railway station began to be subdivided into township allotments. Over a period of 40 years there were three main subdivisions of the land originally owned by the Guild brothers and Henry Wallis, as follows:

1888: Seymour Park Estate - Guild's Paddock

The Estate fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and includes Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments (See Note 1)

1911 Subdivision

The Subdivision of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was part of Crown Allotment 48 originally owned by Alexander Guild (See Note 2)

1927: Goulburn Park Estate - Guild's Hill

The Estate was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments (See Note 3).

Much of the area was developed during the inter-war period and in 1963 there were just twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and only fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230 (SDHS)

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac Avenue on which the Presbyterian and Anglican churches were built.

As Jennings notes Seymour was first and foremost a railway town and many of the new residents in this area were employed directly or indirectly by the railways. Seymour was the principal maintenance and repair depot for the north-east and north-central lines. In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour (Martindale, 1982:187-8).

St Andrew's Presbyterian Church

The foundation for St Andrew's Presbyterian Church was laid on 2 September 1938 by The Right Reverend John Mackenzie, Moderator General of the Presbyterian Church of Australia, and the church was opened in the following year by his successor, K. Forster (Martindale, 1982:126). St Andrew's was designed by the distinguished Melbourne architectural firm, Scarborough, Robertson & Love while the builder was L. Adam and Sons (*Argus*).

This church was the second St Andrew's church. The first St Andrew's church and manse were constructed on Manse Hill near the old Goulburn Bridge. The old church was moved twice as the town developed to more central locations, first in 1876-77 to a site in Emily Street, and then in 1894 to Tallarook Street (Martindale, 1982:126). In the 1930s, with the

HERITAGE CITATION REPORT

significant growth of Seymour to the south of the railway the decision was made to build a new church.

The sites of the new Presbyterian church and the new Anglican church on the opposite corner, constructed in 1945-6, were apparently influenced by the significant growth of Seymour to the south of the railway line in the early to mid-twentieth century.

The Guild brothers donated the bell for the first church and this bell may be the one now hanging above the east door of the present church facing Guild Street. Over the years several memorials have been placed on the site including the Memorial Gates for Ivy E. Bell 1919-1940, and for Mr and Mrs James Greenshields 1942-1950. In 1957 a new Manse was built facing Guild Street as was the Memorial Christian Education Centre Hall on the north side of the church (Martindale, 1982:126).

Sources

Argus, undated article on the opening of the church

Foundation stone

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, June 2002

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

Seymour & District Historical Society Inc. (SDHS), Map 19 Seymour Sewerage Authority Plan of Sewerage District, 1963

Victorian Municipal Directory (VMD) 1890, p.457

Note 1: Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria (SLV), Haughton Collection, SLTEF 912.9451 H290; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 2: Plan of Subdivision LP 5656, 1911. Source: Landata Victoria; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 3: Plan of Subdivision LP 12230, 1927. Source: Landata Victoria (Allotment 4 Section V and Allotment 1A Section E are not part of this precinct); Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Relevant Historical Australian Themes

4.1.2 Making suburbs

4.6 Remembering significant phases in the development of settlements, towns and cities

8. DEVELOPING AUSTRALIA'S CULTURAL LIFE

8.10.4 Designing and building fine buildings

8.6.1 Worshipping together

8.6.4 Making places for worship

8.9 Commemorating significant events

9. MARKING THE PHASES OF LIFE

9.7.3 Remembering the dead

Description

Physical Description

St Andrew's Presbyterian Church, constructed in 1938 is a fine example of the Interwar Arts and Crafts Gothic style that has recognisably medieval attributes expressed with modern qualities of directness and clarity. The skilled use of red-orange brick walls and terra cotta tiled roof give the building an appearance of warmth. The side walls are supported by

HERITAGE CITATION REPORT

massive brick buttresses interspersed with fifteen pane gothic windows set with leadlight. The soaring recessed round arch on the front elevation culminates with a rose window. The side entrances have Moorish timber arch detailing. As noted above, a bell hangs above the east door of the church facing Guild Street. The church is in excellent condition and appears to have a high degree of integrity both internally and externally.

The adjacent memorial hall is a plain brick post-War building with a low pitched gable roof and a projecting porch also with a low pitch gable roof. The brick fence and wrought iron memorial gates appear to be constructed of the same pale cream bricks as the adjacent memorial hall and may date from that period.

The church is constructed in a prominent corner and can be seen from the railway station and shopping centre, as well as along the southern approach to Seymour along Anzac Avenue.

Statement of Significance

What is significant?

St Andrew's Presbyterian Church, Seymour, designed by Scarborough, Robertson & Love and constructed in 1938 at the corner of Anzac Avenue and Guild Street, Seymour. The memorial gates and fences and the adjacent memorial hall are not significant.

How is it significant?

St Andrew's Presbyterian Church, Seymour, is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

St Andrew's Presbyterian Church is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregation. It also provides evidence of the development of Seymour to the south of the railway line in the inter-war period. Socially, it is significant as a building that has strong association with the Seymour community as the centre of Presbyterian worship for over 70 years. (Criteria A & G)

The church is aesthetically significant as a fine example of an inter-war gothic church by the distinguished architectural firm of Scarborough, Robertson & Love. The prominent siting of the church at a key gateway to Seymour gives it landmark qualities. (Criteria E, D & H)

Recommendations 2012

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | Yes |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | HUME and HOVELL MEMORIAL | File No | 933 |
| Address | ANZAC AVENUE (GOULBURN VALLEY HIGHWAY), SEYMOUR | Significance Level | Local |
| Place Type | Memorial | | |
| Citation Date | 2013 | | |





**Recommended
Heritage Protection**

VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

1. Early settlement;
- 1.3 Hume & Hovell: looking for overland stock routes and inland waterways
6. Developing cultural life;
- 6.4 Celebrating significant events

Hume & Hovell

HERITAGE CITATION REPORT

The journey of exploration by Australian-born H. Hume and Englishman W.H. Hovell in 1824 not only provided the vanguard for European colonisation, but has also provided a record of the environment at the time of its first encounter with the Europeans. Theirs was the first significant incursion into the territory by explorers since Lt. J. Grant had confirmed the existence of Bass Strait aboard the Lady Nelson in 1800, thereby opening up a more direct route to Sydney from the Indian Ocean and providing further incentive to colonise the Port Phillip District. The eventual founding of major ports and the city of Melbourne would profoundly affect the settlement patterns of Mitchell Shire.

Hume and Hovell's journey of exploration from the Murrumbidgee to Corio was long and difficult, and their route covered significant tracts of Mitchell Shire as they searched for a passable route over the Great Dividing Range. The Hume Highway is not the only landmark name associated with the journey - Mount Disappointment was so named because from its summit the explorers could see no way south through the then dense, often impassable bush land, and had thence to double back in a loop along King Parrot Creek, across to Broadford and back south along Sunday Creek to the pass where Wandong and Kilmore would later develop as key locations on the Sydney Road. Mount Bland (now Mt Fraser), Sunday Creek, Mount Piper and King Parrot Creek are among other names in the Study Area associated with the journey of exploration.

Hume and Hovell's journey marked the natural environment not only in presaging future European colonisation. In more literal terms their route was marked out as having special historic and cultural significance to those who followed as European settlers strove to identify themselves with the new land and stake a cultural as well as economic claim to the environment. The expedition had camped at numerous locations, including King Parrot Creek, Broadford, Tempe Valley (Wallan East) and the Goulburn south of Seymour (Paul & Huddle, 2006:34).

The Hume and Hovell expedition resulted in generous reports of the Port Phillip area, which had a dramatic impact and induced the Henty brothers to settle at Portland in 1834, while in 1835 John Batman (who was a school fellow of Hume) crossed from Tasmania and commenced the first permanent settlement at Port Phillip. Furthermore, Ken McInnes states that the Hume and Hovell expedition was:

. a remarkable journey of exploration in many ways. It was successful, no one died, everyone returned, the route was mapped, good previously unknown country was discovered, settlers followed soon after, and it provided an excellent return for a meagre government investment.

[Note: This is an edited version of the history of Hume & Hovell exploration prepared by Dr Aron Paul for Chapter 1 of the Environmental History of the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Place history

The Hume and Hovell monument at Seymour is one of 37 monuments erected during the 1920s in Victoria to celebrate the centenary of the Hume and Hovell expedition. The route was accurately mapped and a coordinated effort made, together with local councils, to erect monuments in appropriate locations. Herbert Hansford of the Lands Department delineated and mapped the route of the Hume and Hovell expedition for the centenary celebrations. According to the Victorian Historical Magazine, 'the knowledge he had acquired enabled him, also, to offer the best advice as to the places where monuments might be erected'.

From 1924, the commemorative efforts in most localities took the form of the erection of a cairn or obelisk bearing a tablet, and the holding of an unveiling ceremony and a picnic. The central committee sent representatives to each ceremony. The monuments were erected in a variety of shapes and sizes, and some were completed after 1924 and as late

HERITAGE CITATION REPORT

as 1927 when funds became available.

Within Mitchell Shire the memorial at Seymour was one of four erected - the others are at Beveridge (near Mt Bland, now known as Mt Fraser), Kilmore and Broadford. The monument at Seymour was unveiled in 1924 by two district pioneers, Thomas Guild and J. Carnie in the presence of local residents and distinguished guests including Sir James Barrett and W. Gates, a former inspector of schools. The site selected for the monument was thought to be 'very close to where the route of the explorers ... crossed the road to Trawool' (Martindale, 1982:97).

According to the *Mitchell Shire Environmental History*:

Such monuments literally wrote the history of British exploration and settlement (as it was then understood) upon the landscape and were as such important markers both of settlement-society and culture. Their style often harked back to that of ancient monuments in the old world. These sites were also important in consolidating the mythology of exploration and pioneering that had become a celebrated part of Australia's history at the time.

The importance of the anniversary and the significance of Hume and Hovell's journey were reflected in the State plans for the centenary which included the naming of the Hume Highway by the Country Roads Board, and the fleet of cars which were to travel the route from Albury to Lara. The actual route taken by Hume and Hovell in 1824 was inaccessible by car and only certain vantage points provided a good view.

[Note: This is an edited version of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Sources

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, 2006

'Hume and Hovell at Limeburners' Creek: A Lost Record' in *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

McInnes, K., 'Hume and Hovell Walking Track', abstract to a paper delivered at the Australia ICOMOS Conference, Alice Springs, August 2001

Rowe, Dr David, *Conservation Management Plan for the Hume and Hovell monument, Lara*, commissioned by the City of Greater Geelong, 2002

Relevant Historical Australian Themes

- 3.3.2 Looking for overland stock routes
- 3.3.4 Looking for land with agricultural potential
- 8.11.1 Celebrating folk heroes

Description

HERITAGE CITATION REPORT

Physical Description

The Hume and Hovell Monument is situated within the road reserve on the south side of Anzac Avenue, opposite, Webb Avenue at the eastern edge of Seymour town. Like the other memorials, it has an informal setting, surrounded by remnant indigenous vegetation.

The memorial is constructed of rough-hewn granite in the form of a tall, slender obelisk comprising a square base, and a rectangular central column surmounted by a tapered pier. A panel in the central column has 'Hume and Hovell passed this spot 28th Decr 1824' in raised lead letters. The memorial is surrounded by a circle of white stones.

Recommended Management

This monument should be added to the asset management register (or other appropriate Shire register) so that it facilitates the application of regular maintenance, appropriate cleaning if necessary and this information should be cross-referenced to the Shire's Heritage Database and Engineering Department and possibly Vic Roads.

Comparative Analysis

The Hume & Hovell memorial at Seymour is typical of the memorials erected throughout Victoria.

With the exception of four tablets placed in schools (including the schools at Hansonville, Lima South and Samaria West), the memorial most often took the form of a small cairn or obelisk that were situated at or near townships or centres including Lara, Werribee, Deer Park, St. Albans, Bulla, Mount Fraser (Beveridge), Kilmore, Broadford, Yarck, Yea, Upper Plenty, Seymour, Woodfield, Avenel, Euroa, Violet Town, Warrenbayne West, Barjarg, Samaria, Angleside, Swanpool, Tatong, Molyullah, Mount Buffalo, Myrtleford, Whorouly, Murmungee, Stanley, Everton, Back Creek, Allan's Flat, Staghorn Flat, Ebden, Bethanga and Albury.

Of the memorials in Mitchell Shire, the three at Beveridge, Broadford and Seymour are variations of the obelisk form. The memorial at Kilmore, however, stands apart as a more elaborate tower structure, situated atop Monument Hill.

Statement of Significance

What is significant?

The Hume & Hovell Monument, which is a tall slender granite obelisk situated within the road reserve on the south side of Anzac Avenue (opposite Webb Avenue) in Seymour is significant. The following structures/elements contribute to significance of the place:

- **The Hume and Hovell Monument, as constructed in 1924**
- **The undeveloped setting of the monument.**

How is it significant?

The Hume & Hovell Monument at Seymour is of local historic and social significance to Mitchell Shire.

Why is it significant?

HERITAGE CITATION REPORT

The Hume & Hovell Monument is historically significant as a commemoration of the important role that this place played in the early exploration and settlement of Victoria by non-Aboriginal people and the continuing importance of the place to the people who settled here. (Criteria A & H)

The Hume & Hovell Monument is historically and socially significant as a tangible expression of the growing community awareness and appreciation of the post-contact history of Victoria in the decade leading up to the centenary of first permanent settlement in 1834. (Criteria A & G)

The Hume & Hovell Monument is aesthetically significant as a rustic memorial within an informal landscape setting. (Criterion E)

Recommendations 2013

| | |
|----------------------------------|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | MASONIC LODGE NO.87 AND MORETON BAY FIG | File No | 731 |
| Address | 25 ANZAC AVENUE, SEYMOUR | Significance Level | Local |
| Place Type | Hall Masonic ,Tree | | |
| Citation Date | 2013 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Blackwell & Dalton

Architectural Style Federation/Edwardian Period (1902-c.1918) Free Classical

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6 Developing cultural life; 6.1 Forming associations

Hotels and markets were the early focus of cultural life, after the encampments of the overlanders and shepherds, many of whom had lived solitary existences. To an extent this focus continued, but simultaneously spread as other buildings and institutions were created. The mid nineteenth century, around 1850 stands out as the point when such changes began, though the gold rushes affected culture in many contradictory ways, unsettling society but generating great wealth for its projects. Of particular importance was the influence of growing numbers of women it may be no coincidence that at the same time as the gender imbalance began to change a range of settled cultural institutions came into being. Churches, temperance societies and schools gave new emphases to family life as opposed to the independent life of the drover or digger. Masonic lodges, Mechanics Institutes and political institutions were designed to focus on the moral, intellectual and political aspirations of men. Victorian society was also riven during the colonial period with political and cultural controversy, encouraging the development of a vigorous and competitive free press (Mitchell Shire Environmental History, 2006:68).

Place history

The inaugural meeting to form what is now Seymour Lodge No.87 was held in the ball room of the Royal Hotel, Seymour on 28 March 1883, and the meeting constituting the Seymour Lodge No.2044 (English Consitution), installing the Master (Robert Gordon Fuller) and investing the Wardens followed soon after on Thursday 21 June 1883. There were 50 brethren present at the initial installation and dedication and at the completion of the installation a banquet was held at the Royal Hotel. In March 1889 the United Grand Lodge of Victoria was formed, which comprised 149 lodges across Victoria No.87 on the roll of the United Grand Lodge of Victoria. Seymour was originally numbered Lodge 90, but was later changed to No.87 when four lodges failed to join new constitution (Martindale; Seymour Freemasons website).

Meetings were held in the ball room on the second floor of the Royal Hotel for almost twenty years. One of the foundation members, A. Guild, was the proprietor of the Royal Hotel. Despite his passing away within three months of the foundation of the Lodge his widow allowed the Lodge to continue meeting at the Hotel. For the first five years no rent was paid, and then the Lodge agreed to pay an annual fee of 5 pounds (Seymour Freemasons website).

As noted above, there was little development on the southern side of the Seymour railway station before 1900 and in 1902 the *Seymour Telegraph* reported that the Lodge was 'moving out of town'. The present site was purchased on 23 January 1902 and a new building was constructed that year at a cost of 300 pounds (including land). The building was officially dedicated by R. Wor Bro Dr Balls-Headley D.G.M and Grand Lodge Officers on 30 June 1904. The building was designed by Bro William Atkins Dalton, a member of the Victorian Naval and Military Lodge No.29 and a partner in the firm of Blackwell & Dalton, architects who placed a notice in the 10 October 1901 edition of the Building, Engineering and Mining Journal advising that 'tenders were accepted for erection of a Masonic Club in Seymour' (Seymour Freemasons website; Miles Lewis Index).

HERITAGE CITATION REPORT

As the population of Seymour grew during the inter-war period so did the membership of the Lodge. The building was considerably enlarged in 1925 when a new main lodge room and ante-room was built to the north of the 1902 building at a cost of 1,383 pounds. This was dedicated by M Wor Bro W.P. Bic Grand Master and the Grand Lodge officers on 20 August 1926. Many of the members of the Lodge during the early twentieth century were employed by the Victorian Railway and the Australian Army, and from 1942 U.S. Servicemen were among the many regular visitors (Seymour Freemasons website).

Seymour Lodge No.82 celebrated its 125th anniversary in 2008. According to the Lodge website:

Seymour Lodge has actively encouraged the expansion and development of Freemasonry in Victoria and universally, and has from its very beginning maintained close fraternal contact with lodges and Masons around the world.

In 2012 the 1902 and 1926 wings were upgraded and a new wing added 'to provide improved access as well as completely modernising the whole complex' (Seymour Freemasons website).

Sources

This history is based on the original history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Heritage Study Stage 2* (2006), Volume 3b p.190, which cites the following sources:

- Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982
- Old photo held by Seymour Historical Society
- Building, Engineering and Mining Journal, 10 Oct 1901, s.p. Tenders accepted for erection of a Masonic Club in Seymour. Blackwell and Dalton, Collins Street Melbourne. (Miles Lewis index)

Additional sources consulted for the 2013 *Mitchell Shire Heritage Study Stage 2 Review* include:

- Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, 2006
- Seymour Freemasons website www.seymour-masons.com/history.html [accessed 8 January 2013]

Relevant Historical Australian Themes

8.5.1 Preserving traditions and group memories

8.6.8 Associating to pursue common leisure interests

Description

Physical Description

As noted in the history the Masonic Lodge was constructed initially in two stages, both using face red brickwork, with flat and round arched window heads in contrasting decorative cement render. The 1901 section comprises steep gable roof has an unusual jerkinhead design on the front elevation. It has two double hung sash windows in the front elevation, which also has the number of the Lodge in render above the front doorway. Side windows are typically high-set. The 1925 section comprises the transverse gabled section at the rear. The building is in good condition and has a relatively high degree of external integrity to the 1901 and 1926 construction dates. The small skillion addition built in 2012 on the east side of the building is set well back from the main facade and is not highly visible.

The large Moreton Bay Fig (*Ficus macrophylla*) at the front of the site is a fine specimen and fairly rare in Seymour. It contributes to the setting of the Lodge.

Comparative Analysis

Masonic Lodges were established in the nineteenth century in each of the main towns in Mitchell Shire. The Masonic Lodge at Kilmore acquired in 1898 the former Primitive Methodist Church in Bourke Street for their meeting place and in 1954 added a supper room on an adjoining site. In 2009 this building was sold after the Kilmore Lodge merged with the Broadford Lodge. The Broadford Masonic Hall is a late inter-war or early post building, constructed of brick with a gabled roof. A weatherboard wing may form part of an earlier building, but it has been much altered. The building is still used by the combined Kilmore and Broadford lodges

The Seymour Masonic Lodge, dating from 1901 with a 1925 addition, is therefore the oldest Masonic Hall in Mitchell Shire and is also of note for its continuous use for Lodge purposes for over 100 years.

Statement of Significance

What is significant?

Masonic Lodge No.87, erected in 1901 and extended in 1925, at 25 Anzac Avenue, Seymour and the mature Moreton Bay Fig (*Ficus macrophylla*) are significant. The original form, external detailing and materials and the high integrity of the Lodge to the 1901 and 1925 construction dates is integral to its significance. The siting of the temple, which allows views to the side elevations also contributes to the significance of the place.

Later alterations and additions are not significant.

How is it significant?

Masonic Lodge No.87 and the Moreton Bay Fig Tree are of local historic, social, architectural and aesthetic significance to Mitchell Shire.

Why is it significant?

It is historically and socially significant as a typical example of a Masonic Lodge, which provides tangible evidence of the importance of Masonic organisations in twentieth century life in Seymour and Victorian society more generally. The significance of the building is enhanced by its status as the oldest purpose-built Masonic Lodge in Mitchell Shire and for its continuing use by Seymour Freemasons. (Criteria A, B & G)

It is architecturally significant as a representative example of an early twentieth century Masonic Lodge with typical detailing such as the high-set windows. The aesthetic qualities of the Lodge are enhanced by the mature Moreton Bay Fig, which is a fine example of this tree within Seymour and a landmark planting on this prominent corner. (Criteria D & E)

HERITAGE CITATION REPORT

Recommendations 2013

| | |
|---|---------------------|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | Yes Moreton Bay Fig |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to heritage overlay with tree controls to apply to the Moreton Bay Fig.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------|---------------------------|-------|
| Name | CHRIST CHURCH OF ENGLAND | File No | 931 |
| Address | 6 ANZAC AVENUE, SEYMOUR | Significance Level | Local |
| Place Type | Church, Church Hall | | |
| Citation Date | 2012 | | |



HERITAGE CITATION REPORT

| | | | |
|--|---|----------------------------|--|
| Recommended Heritage Protection | VHR - HI - PS Yes | | |
| Designer / Architect | Williams, LR, Winbush, Harry and Associates | Architectural Style | Late Twentieth Century (c.1960-c.2000) |
| Maker / Builder | James Moore | | |

History and Historical Context

Early development of Seymour

The "New Town" of Seymour developed on land less flood prone than the site of the Old Town and the location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station in 1872 on the development of the town. As identified in the Environmental History, the commercial area relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the growth of the residential areas to the north in the area bounded by Crawford and High streets and, later, to the south of the railway line (Paul & Lorraine Huddle Pty Ltd, 2006:7, 2, 44).

A commercial precinct developed immediately to the north of the station along Station Street, and dwellings were constructed in nearby subdivisions. Before long, houses were also built on the south-eastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary (Martindale, 1982:61-8, 84-5; VMD 1890).

In the late 1880s to meet this demand the farming land to the south of the railway station began to be subdivided into township allotments. Over a period of 40 years there were three main subdivisions, of the land originally owned by the Guild brothers and Wallis, as follows:

1888: Seymour Park Estate - Guild's Paddock

The Estate fronted Tallarook Road and stretched from Guild Street in the west to Anglesey Street in the east. The eastern section from Goulburn Street to Anglesey Street, including Hunt and Grant Streets, was only one block deep to Loco Street. The western section was between Guild Street and Goulburn Street and includes Railway, Park and Progress Streets and the Esplanade to the south. The Plan of Subdivision LP 2504 was part of Crown Allotment 48 originally owned by Alexander Guild. The subdivision included 137 allotments (See Note 1)

1911 Subdivision

Subdivision of 31 allotments from Lot 168 on the east side of Park Street north to Loco Street, then east to Grant Street on the south side of Loco Street. The Plan of Subdivision LP 5656 was part of Crown Allotment 48 originally owned by Alexander Guild (See Note 2)

1927: Goulburn Park Estate - Guild's Hill

The Estate was bounded by Gordon Crescent in the west to Anzac Avenue in the north, Guild Street in the east, and the Recreation Reserve in the south. The Plan of Subdivision LP 12230 was part of Crown Allotments 1, 2, 3 & 4 Section V, and part of Crown Allotment 1A Section E originally owned by John Guild and Henry Wallis. The subdivision included 136 allotments (See Note 3).

Much of the area was developed during the inter-war period and in 1963 there were just twelve vacant allotments in the Seymour Park Estate subdivision LP 2504, no vacant allotments in the 1911 subdivision LP 5656, and only fourteen vacant allotments in the Goulburn Park Estate subdivision LP 12230 (SDHS)

The Precinct was used predominantly as a residential and recreational area, except for the allotments facing Anzac

HERITAGE CITATION REPORT

Avenue on which the Presbyterian and Anglican churches were built.

As Jennings notes Seymour was first and foremost a railway town and many of the new residents in this area were employed directly or indirectly by the railways. Seymour was the principal maintenance and repair depot for the north-east and north-central lines. In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour (Martindale, 1982:187-8).

Christ Church of England

The first Anglican Church in Seymour, designed by Leonard Terry was constructed c.1865 in Emily Street. In the 1920s in a decision said to have been 'influenced by the movement of the town' the church acquired land in the Seymour Park Estate subdivision and a new Rectory was constructed in Guild Street in 1927. The parish hall, originally in Emily Street, was moved to an adjacent site at the corner of Anzac Avenue and was later enlarged (Martindale, 1982:124).

According to Martindale (1982:124) 'affection for the original church' meant that it remained in use until it was finally demolished in 1941. The enlarged Parish Hall in Anzac Avenue was then used until the present Christ Church was built in 1945. The new church was designed by the highly regarded and popular ecclesiastical architect from Melbourne, Louis Williams, and the builder was James Moore (Martindale, 1982:124).

Bishop Thomas Makinson Armour, of Wangaratta laid the foundation stone of this church on 28 July 1945. Archdeacon Carter reset the 1865 stone that had been laid in the old church by Bishop Goe. The dedication of the new church was carried out by Bishop Armour in January 1946. The church has been furnished and decorated by numerous gifts made by parishioners associated with the church over the years (Martindale, 1982:124).

The sites of the new Anglican church and the new Presbyterian church on the opposite corner, constructed in 1938-9, were apparently influenced by the significant growth of Seymour to the south of the railway line in the early to mid-twentieth century.

In 1962 the old parish hall was replaced by a new building, which was constructed by R.D. Beattie to a design by architect was Mr. H. Winbush.

Sources

Foundation stone

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, June 2002

John Jennings citing 'Christ Church. A parish history 1865-1965', by the Rev. J.A. Leaver, Rector

Louis Williams' scrapbook, State Library of Victoria

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

Seymour & District Historical Society Inc. (SDHS) MAP 19 Seymour Sewerage Authority Plan of Sewerage District, 1963

Victorian Municipal Directory (VMD) 1890, p.457

Note 1: Plan of Subdivision LP 2504, 1889. Source: Landata Victoria; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of Victoria (SLV), Haughton Collection, SLTEF 912.9451 H290; MAP 17 in the List of Map Attachments. Township of Seymour, n.d. Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Note 2: Plan of Subdivision LP 5656, 1911. Source: Landata Victoria; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

HERITAGE CITATION REPORT

Note 3: Plan of Subdivision LP 12230, 1927. Source: Landata Victoria (Allotment 4 Section V and Allotment 1A Section E are not part of this precinct); Goulburn Park Estate Sale Notice, 1927. Source: Val Court, Seymour; MAP 17 in the List of Map Attachments. Township of Seymour, n.d., Source: SLV, Put-away Plan collection, S261(3) (microfiche)

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 8. DEVELOPING AUSTRALIA'S CULTURAL LIFE
 - 8.10.4 Designing and building fine buildings
 - 8.6.1 Worshipping together
- 9. MARKING THE PHASES OF LIFE
 - 9.7.3 Remembering the dead

Description

Physical Description

Christ Church of England, constructed in 1945, was designed by architect Louis Williams in an abstracted Gothic style. It has the massing of the Gothic, but the white painted brick walls, inside and out, and autumn coloured terra cotta roof tiles are materials that evoke a Mediterranean feel in the design. The highly simplified geometric details and decoration are derived from medieval church architecture. Internally, the church has plain white walls, which contrast with the dark timber ceiling and large roof trusses.

The church is in excellent condition and appears to have a high degree of integrity both internally and externally. The original fence, visible in photographs of Louis Williams' scrapbook, has been removed and a very low bluestone (possibly from the demolished church in Emily Street) retaining wall remains.

The church is constructed in a prominent location that can be seen from the railway station and shopping centre. Adjoining the church is the parish hall, which is a simple cream brick post-war building with a low pitched gable roof.

Statement of Significance

What is significant?

Christ Church of England, Seymour, designed by Louis Williams and constructed in 1945-6, at 6 Anzac Avenue, Seymour. The Parish Hall at 3 Guild Street is not significant.

How is it significant?

Christ Church of England, Seymour is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Christ Church of England is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregation. It also provides evidence of the development of Seymour to the south of the railway line in the inter-war period. It is also significant as an example of the work of noted church architect, Louis Williams (Criteria A & H)

Christ Church of England is architecturally significant as a fine example of a mid-twentieth century church in the abstracted Gothic style. It illustrates the move away from traditional church design and the transition to modernist church design that would emerge later in the post-war era. (Criteria D & F)

HERITAGE CITATION REPORT

Christ Church of England is socially significant as the centre of Anglican worship in Seymour. (Criterion G)

Recommendations 2012

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | Yes |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | CATHOLIC CHURCH OF THE IMMACULATE CONCEPTION | File No | 396 |
| Address | Crawford Street SEYMOUR 1 McIntyre Street SEYMOUR | Significance Level | Local |
| Place Type | Church,Bell Tower | | |
| Citation Date | 2012 | | |





| | |
|--|-------------------|
| Recommended Heritage Protection | VHR - HI - PS Yes |
| Designer / Architect | Moriarty, Bart |
| Maker / Builder | Bart Moriatti |

History and Historical Context

A Government grant of land for Catholic church purposes was given in the old township of Seymour, but, owing to its low-lying position, it was abandoned in favour of the present high and commanding site in the new township. The foundation stone of the original Catholic church was laid in 1871 and the building completed in 1887. Patrick Hanna donated the land for the church, school and presbytery and "also gave the church bell, and was, during his life, a liberal benefactor to St Mary's Church". The total cost of the church was about £2000 (Centenary Booklet).

Seymour was originally part of the Kilmore Parish. In 1890, Seymour was made a separate parish, one of 14 new parishes created by Archbishop Carr between 1887 and 1897 during a time of significant growth in Victoria. At the same time, construction commenced on a presbytery, which was completed by 1895 at cost of £1200. It was described as "a handsome two-storey brick building situated on one of the finest sites in the new township" (Centenary Booklet).

According to Martindale (1982:134-5) a Roman Catholic school was commenced in the late 1880s in the church, Misses Renahan and Burns being teachers. In 1893 a brick room was built at the time when eighty-two children were on the roll under the care of Miss McDonnell (Carr, 1897:59-60; Martindale, 1982:134-5; Tender Notice). After Miss Graham and others had also served as teachers this school became Saint Mary's convent school on the arrival of teaching sisters from Mansfield in 1900. The staff, led by Rev. Mother Agnes, included Sister M. Berchmans who was still in the convent in 1957. Archbishop Carr officiated at the inauguration of the school to which a room was added in this same year, 1900. 

A two-storied convent, designed by noted Diocesan architect Augustus A. Fritsch, was built by Buggy and Blake in 1903. Previously the sisters lived first in a cottage in Crawford Street (Believed to be at No.31) and then at the corner of High

HERITAGE CITATION REPORT

and Collas Streets. It was there that the Sacred Heart College for both primary and secondary education was commenced till classes transferred to the new convent, where boarders were accommodated for a time (Jennings, 2000:163-9).

The school's growth necessitating remodeling and Archbishop Mannix consecrated the reconstructed school in 1930. Further additions were made in 1954 and again in 1957. In 1946 the primary grades of the college were merged with those of St Mary's and by 1988 the two schools were amalgamated into St Mary's College. The fence was constructed with bricks from the first church (Jennings, 2000:163-9).

As the Catholic population increased it was decided to build a new and larger church. This was commenced in mid 1938 and completed in June 1939. The builder and architect was Bart Moriatti of Melbourne. Many local tradesmen were involved in this project and just on one million bricks were used in the construction of the church. The new church was consecrated in 1945 by Archbishop Daniel Mannix (Centenary Booklet).

The old church was used as the Parish Hall before being demolished in 2000. The bell from the old church was mounted in a small brick enclosure situated just to the north-west of the 1939 church. The Presbytery was also demolished. In 1988 the two schools were amalgamated into St Mary's College. The fence was constructed with bricks from the first church (Jennings, 2000:163-69).

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Tender notices

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Relevant Historical Australian Themes

8.6 Worshipping

8.6.4 Making places for worship

Description

Physical Description

The Church of the Immaculate Conception of 1939 is an imposing interwar Gothic Revival building. While the architectural language is medieval in form, the massing indicates its interwar origins and the influence of Moderne architecture.

The walls are clad with red facebrick, with cream brick parapets - a material fashionable in the 1930s through '50s. The

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walls are very tall, accented by the parapets, and there are tall clerestory windows above the aisles. The gabled roof, which is largely concealed, is covered in slates. The aisle roofs are entirely concealed behind parapets.

The facade has a parapeted gable flanked by truncated 'towers'. The cream-brick parapets to the 'towers' and the entrance porch step inward, giving them the appearance of an Art Deco pylon. A similar effect is achieved along the nave, with projecting vertical bands of bricks, reaching just above the tops of the clerestory windows, suggesting buttresses.

Beneath the front gable is a broad lancet window with intricate stone tracery beneath a label mould. The windows are diamond-pane leadlights. The ends of the transepts take the same form.

The doorways generally have Tudor-arched highlights and stone quoining. Doors are ledged. The church retains its original rainwater heads (decorated with a crucifix) and rectangular downpipes.

The church is setback from the street behind a U-shaped asphalt driveway. Each driveway entrance is flanked by a dwarf brick wall with rendered capping that may date from the same period as the church. The old church bell is housed in a small brick enclosure, just inside the northern entrance. A mature Elm tree is situated close to the northern boundary, but all other landscaping is more recent. There is a small church hall behind the church, which appears to be recent, but has adopted the same red brick, parapeted gable front, and cream-coloured accents.

Statement of Significance

What is significant?

Catholic Church of the Immaculate Conception, designed and built by Bart Moriatti in 1938-39, in Crawford Street, Seymour. The following features contribute to the significance of the place:

- The church
- The dwarf brick and render walls at the northern and southern ends of the frontage flanking the driveway entrances
- The layout of the entrance driveway.
- The old church bell, but not the enclosure holding it.
- The mature English Elm (*Ulmus procera*) adjacent to the north boundary

The parish hall at the rear of the church is not significant.

How is it significant?

Catholic Church of the Immaculate Conception, Seymour, is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Catholic Church of the Immaculate Conception is historically significant as a place in Seymour that illustrates an important phase of growth when new and larger places of worship were constructed to serve the growing congregations in the town. It is an integral part of the Catholic Church complex in Seymour and demonstrates the continued development and growth of the church on this site in the twentieth century. Socially, it is significant as a building that has strong association with the Seymour community as the centre of Catholic worship for over 70 years. (Criteria A & G)

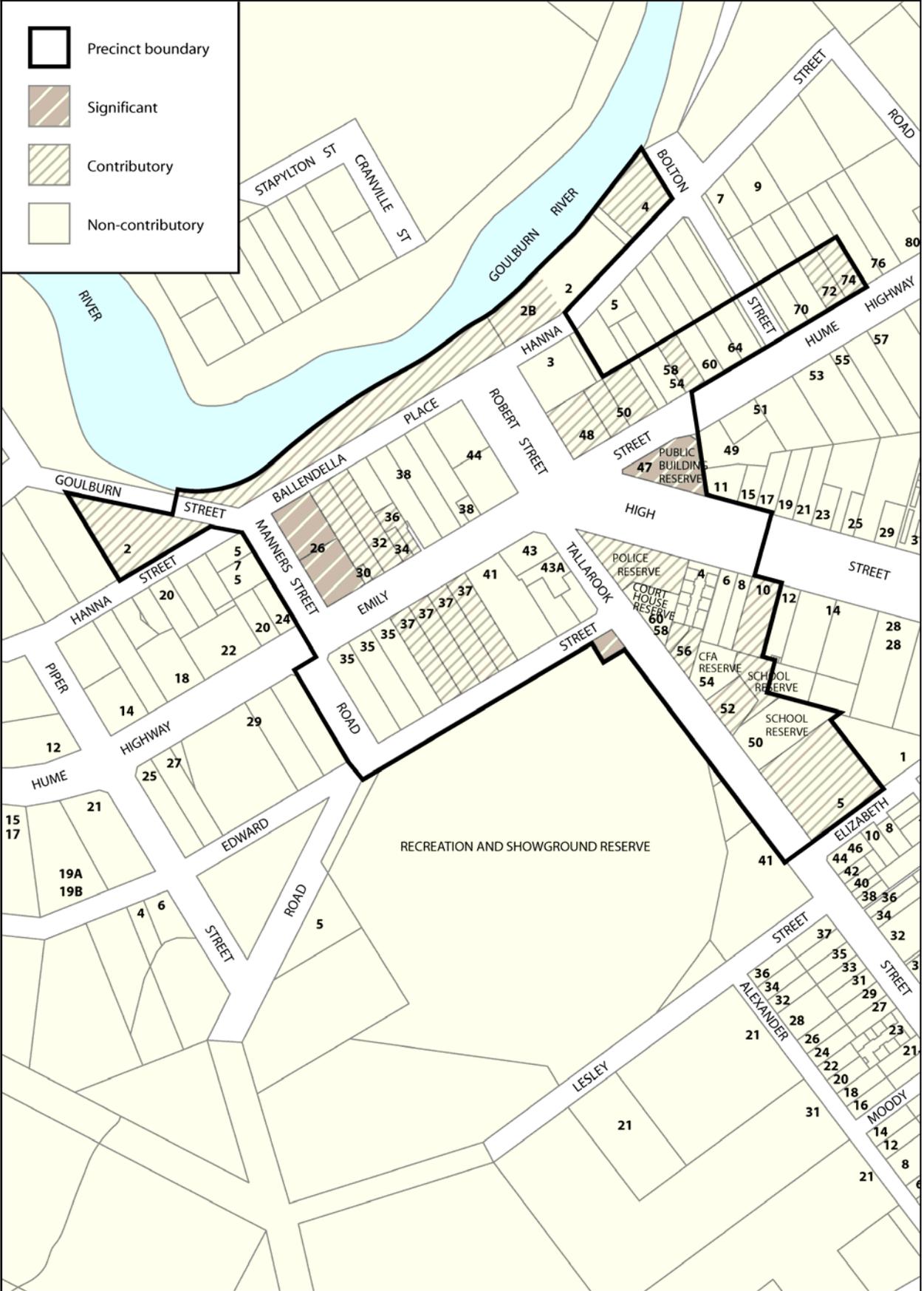
The church is architecturally and aesthetically significant as a fine example of an inter-war Gothic Revival church, which illustrates how traditional styles were adapted using Modern styles. The imposing scale and siting of the church gives it landmark qualities. (Criteria E & D)

HERITAGE CITATION REPORT

Recommendations 2012

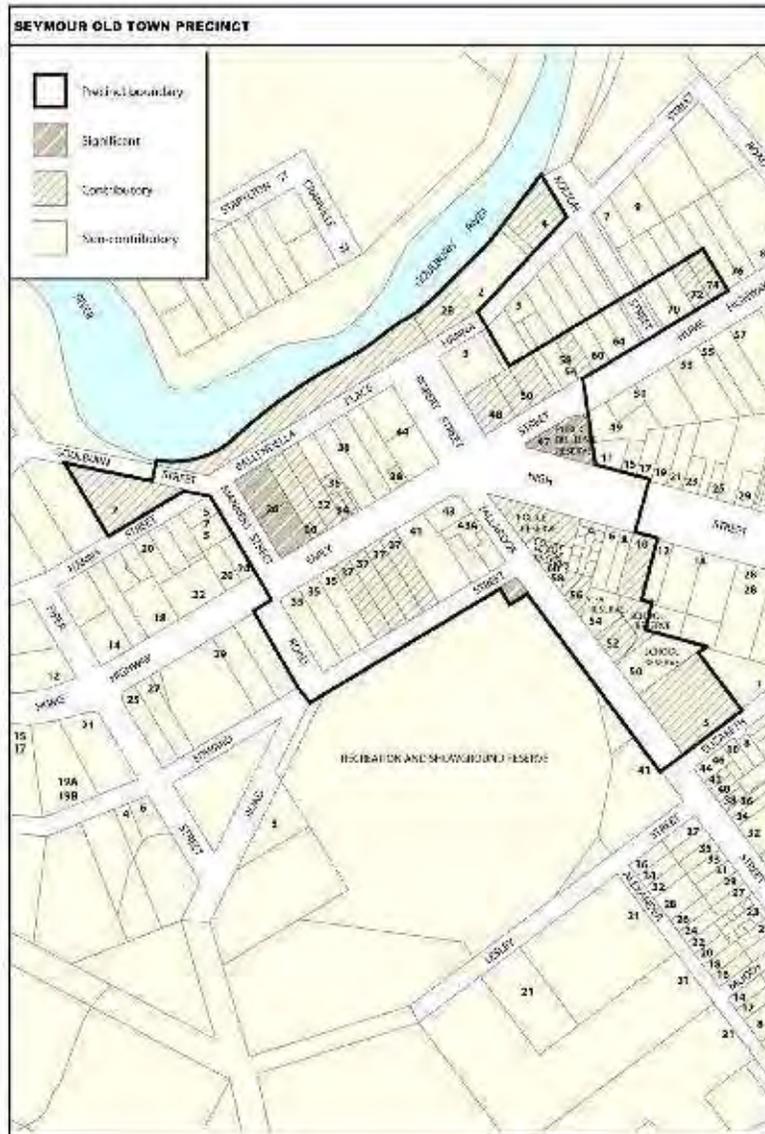
| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | Yes Mature Elm (<i>Ulmus procera</i>) |
| Fences & Outbuildings | Yes Dwarf brick front fence |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

SEYMOUR OLD TOWN PRECINCT



HERITAGE CITATION REPORT

Name Seymour Old Town **File No** 1781
Address 2, 2B, 3, 4 & 5 HANNA STREET, SEYMOUR 26-74
& 35-47 EMILY STREET, SEYMOUR 4-10 HIGH
STREET, SEYMOUR 41 & 50-60 TALLAROOK
STREET, SEYMOUR 5 ELIZABETH STREET,
SEYMOUR **Significance Level** Local
Place Type Mixed Use Precinct
Citation Date 2012





Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

HISTORICAL BACKGROUND

European occupation of Seymour

The Taungurung nation occupied a large area along the catchments of the Goulburn and Campaspe Rivers and Broken Creek including the town now known as Seymour. This area near the river was a favourite camping site and the area near the lagoon (now King's Park) was used for corroborees.

Seymour is referred to as the "New Crossing Place" because it is about twelve and a half miles (20 kms) from what became known as the "Old Crossing Place" where Major Thomas Mitchell crossed the Goulburn River on his return from his exploration through Australia Felix in 1836. Mitchell's route became known as the Mitchell Line and it was used by overlanders who drove their stock into Victoria. Hume and Hovell passed to the south and east of Seymour on their return journey to Sydney from Corio Bay in 1824.

John Clark arrived in the area as an overlander from New South Wales in January 1838. His wife and his two small children joined him some time later. He established the Traveller's Rest Inn at the Old Crossing Place, Mitchellstown and, by late 1839, he was operating the Robert Burns Inn, also referred to as Clark's Inn, near the present day Manners Street, taking advantage of the new crossing place on the Goulburn River. The crossing provided a more direct route and by August 1839 a punt was in operation. In 1841 William Pickering surveyed the Goulburn River at the crossing and, by the end of the year, police barracks were erected adjacent to Clark's Inn.

Pickering made the first survey of the township in 1843. Although the name of Mitchellstown was suggested, Mitchell himself proposed that the town be named after Lord Seymour, son of the eleventh Duke of Somerset. The 1843 plan

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shows town allotments on the west side of the river where the Seymour Hotel was later built, and allotments on the east side where the town of Seymour was established. Clark's Inn is shown on the south side of Manners Street at a different angle to the surveyed allotments. John Clark was the original purchaser of the majority of the first town allotments. The following streets were identified on the 1843 plan: Ballandella Place, Robert Street, Manners Street, Piper Street and Emily Street. Two acres were set aside for the Wesleyan Church on the corner of Emily Street and the present day Tallarook Street.

The Sale Plan of Town & Suburban Lands at Seymour (1855) shows several items of interest in the early development of Seymour.

- . Government punt at the location of the 1893 Old Goulburn bridge
- . Good Ford, Drays cross - near the Seymour Hotel
- . Old site of Govt Punt - in line with Manners Street
- . Punt belonging to proprietor of Seymour Hotel - in line with Robert Street
- . Height of [river] banks - ranging from 14 to 17 feet
- . Royal George Hotel (Royal from 1859)- footprint of two main buildings
- . Market Place - near the corner of Emily and Tallarook Streets
- . New streets and allotments - along Tallarook, High and Emily Streetsto the present day Wallis Street
- . Police Barracks - to the south of Manners Street
- . About fifty graves - near the present day Edwards Street
- . Various ditches and swampy areas to the south and east of the town

Allotments in the block to the east of Robert Street were sold in 1862-5, the land on the corner of Emily and High Streets was reserved for public buildings in 1863, and the police reserve on the corner of High and Tallarook Streets was gazetted in 1864.

Population growth in Seymour:

- . 1854 - 138 people
- . 1865 - 450 people
- . 1890 - 1,000 people
- . 1904 - 372 residences, 261 of these were north and east of Wallis Street and did not include Station Street and the eastern end of Tallarook Street
- . 1914 - more than 2,000 people
- . 1926 - 2,500 people
- . 1891-1947 - the population of the Shire increased by only 200 but during this period there was a steady increase in the population of the town
- . 1947-1954 - the population of the Shire increased from 4,471 to 11,596 mainly due to the development of military centres and Puckapunyal.

Much of the population growth occurred away from the "Old Town" around Emily Street. This movement and changes to the make-up of the old town were a result of several external influences.

External influences on the "Old Town"

Floods, Gold and the Railway

1843-1873 The "Old Town" experienced severe floods in 1844, 1846, 1847, 1870, 1911, 1916 and 1917. The 1870 flood resulted in about two hundred people taking refuge in the second storey of the Royal Hotel.

The discovery of gold in 1851 in New South Wales resulted in increased traffic through Seymour from southern Victoria. Soon after, Victoria experienced its own gold rush with even greater traffic moving south from New South Wales. The gold rushes affected a large increase in traffic through Seymour as well as a decline in the male population from 1851 until many returned to the town c1854.

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed. An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until the 1869 survey of the Engineer-in-Chief, Thomas Higinbotham, was adopted. The location of the proposed railway line and station was 0.8 kilometres to the south east of the established town centre. The "Old Town" was centred about Emily Street and the Goulburn River crossing, where several severe floods took place in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old Town was 440-450 feet.

The official opening of the line into Seymour was held on 2 September 1872. The "Great Flood" of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the "Old Town" around Emily Street, to the "New Town" in the east.

"New Town": 1873-2003 and its relationship to the "Old Town".

The New Town was centred about the commercial area of Station Street and the Railway Station. In 1883 it was reported that there were "70 train movements a day through Seymour". A great rivalry developed between the business operators in the Old Town and those in the New Town, mainly over claims that services such as the Post Office branch in Station Street were doing more business than the main Emily Street Post Office. Some key services relocated from the Old Town or were replaced by more popular sites and rivals around Station Street including the Post Office and the Shire offices and hall.

The Rate Books provide evidence of two gradual trends that Seymour businesses followed as they decided whether to move from their initial preference for the "Old Town" location near the Goulburn River to the less flood prone land near the station. Some business people moved their businesses from the Emily Street area to Station Street while others maintained businesses in both areas. In 1881, Donald Chisholm Cameron had a store in both Emily Street and "near [the] station". In the late 1800s, James Chittick had a butter factory in Emily Street and a store and a bakery in Station Street. In the early 1870s George Crane operated the Goulburn Hotel in Emily Street but by 1878 he had moved to the Terminus Hotel in Station Street. In the 1890s John Donnelly was operating barber's shops in Emily Street and Station Street. From 1875 Alfred Guilfoyle was operating a general store in Emily Street but in 1892 he moved to Station Street. In 1889 Fit Ley had a fruit shop in both Emily and Station Streets. In the mid 1880s, George Mills had a bakery in Emily Street but by 1889 he had moved to Station Street. Bernard O'Reilly operated the Goulburn Hotel and a store in Emily Street in 1886-87 while at the same time, he had a store in Station Street. William Solomon operated shops in Emily Street throughout the late 1800s but he also had two shops in Station Street in 1897. Frederick & Charles Wallder operated butcher shops at the same time in Emily Street and Station Street in the 1880s and 1890s. John Wheeler had a barber's shop in Emily Street from 1888 but moved to Station Street in 1899. As these activities moved from the Old Town, the buildings they vacated, such as the Post Office, Methodist Church, flour mill, Bank of Victoria, Shire Hall, the old Goulburn Hotel were adapted to new uses over the next few decades.

Motor Vehicles, the Hume Highway: 1914-1982, Hume Freeway: 1982-2003 and their effect on the nineteenth century town.

The advent of the motor vehicle brought a new era to the "Old Town" and Emily Street in particular in two distinct ways. The first was the need to service locally owned motor vehicles and engines and resulted in typical garages of the era, appearing along Emily Street. The first was opened c. 1914 with petrol bowsers outside the old Goulburn Hotel by M J Caffrey who had operated a bicycle shop. Another roughly adapted nineteenth century building, the former Methodist

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Church in Emily Street, housed a garage business. Traditional tradesmen such as blacksmiths, wheelwrights and coachbuilders affected by the increase in motor vehicles developed a new trade as motor mechanics.

The second was a large increase in through traffic on the Sydney Road that became the Hume Highway in 1924 under the control of the Country Roads Board. These travellers required petrol, mechanics, food and accommodation. In 1958 there were eleven garages and eight cafes along the Hume Highway at Seymour, many operating from older premises such as the Post Office, Methodist Church, flour mill, State Bank of Victoria, Shire Hall, the old Goulburn Hotel and old weatherboard and brick houses. Martindale stated, in the 1950s, that the increase in traffic brought "a cosmopolitan air to the street lined with Clement Perron's trees some of which appear likely to disappear with the widening of the highway before many more years pass. When this happens it seems likely that the street may lose much of its former character, and unfortunately the charm of an older time will give way before the demands of modern progress". The Emily Street trees were pines, possibly with some oaks, and stretched from Deep Creek to the Royal Hotel and the former Church of England rectory.

In 1982, Niall Brennan was writing the extension to Martindale's history of Seymour at the same time as the Seymour bypass of the Hume Freeway was almost complete. Brennan argued that:

The town will then face the prospect of adjusting to a new era in which the original cause of its coming into existence has gone for ever. Seymour has always been a town through which travellers passed; now it must find new reasons for them to stop and stay a while. There is no agreement on what will happen to Seymour. Some say it will leave 200 people jobless along Emily Street. Emily Street, at the time of writing, is a bedlam of exhausts, fumes and rumbling metal.

In 2003, Emily Street is quieter, with hotels and garages servicing the needs of the local population, however the development of the tourism industry is apparent along what used to be the main road between Sydney and Melbourne. The former Court House now houses the tourist Information Centre; the hotels, motels and caravan parks provide accommodation for tourists; and signs point to wineries, restaurants, galleries, tourist sites, barbecue areas and parks along the Goulburn River.

Extant Historic Places

- . Log Lock-up Emily Street
- . Royal Hotel complex 26 Emily Street
- . First Shire Hall 30 Emily Street
- . Former Bank of Vic. 32 Emily Street
- . Ruins of Old pool & wharf Off Emily Street
- . Bluestone Cross-over 32 Emily Street
- . House & Shop 34 Emily Street
- . Former Perron's Hall 36 Emily Street
- . Former Manse 37-41 Emily Street
- . Former Canadian Hotel 38-44 Emily Street
- . Former Rectory 43 Emily Street
- . Former Court House 47 Emily Street
- . Prince of Wales Hotel 48 Emily Street
- . Former Post Office 50-52 Emily Street
- . Site & Encaustic Ingo of former Chemist Shop 52 Emily Street
- . Former Goulburn Hotel 58 Emily Street
- . Tantallon 10 High Street
- . Site of Police Station and former Police residence Tallarook Street
- . State School No. 547 Tallarook Street
- . Shops Tallarook Street
- . Former Mech. Institute and Library 53 Tallarook Street

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- . Old burial ground Edward Street
- . Site of Indigenous corroboree ground, C of E Church Reserve Emily Street
- . Galvanised iron shed 'Guild's ?) store, next to the creek in Emily Street.
- . House, 4 Hanna Street

Former State School No. 547: Tallarook Street

The complex of buildings on this site reflects the long history of early education in Seymour. The first Seymour school was located on the western side of the Goulburn River in 1846 and moved to the eastern side after the 1847 floods. The description of State School No. 547 in *Vision and Realisation* includes:

This school was established as a National School on 27th of November 1857, with James O'Neill HT. It had a [net enrolment] of 25 and an [annual average] of 21. The original building was substantially constructed of local hand-pressed bricks. A tribute to the craftsmen of that era is endorsed by the use today [1973] of the building as a classroom, though the original shingle roof has been replaced by galvanised iron.

The next school building on the current Tallarook Street site was erected in two months, in 1860, by W. Walton for £196. In September 1861 £50 was granted for "fencing, furniture, blinds etc.". In March 1864 the Inspector of Schools described the building as "Walls - brick, roof - shingles, floor - wood, open ceiling, 30 x 20 x 10 feet". Alterations and additions were made to the school in 1872. By 1875 there were 195 children enrolled and further accommodation was needed. A gallery was erected and a new room costing £264 was built in 1877. In June 1887 another brick extension was completed after the school's numbers further increased. Reticulated water was connected after 1890 and by 1891 a new roof replaced the original shingle roof, walls were raised and improved lighting installed in some rooms.

By 1900 the number of children enrolled had again outgrown the accommodation and talks commenced on building a new school to the east of the town. In 1907 and 1909 further additions were made to the school. The District Inspector of Schools recommended that the school not be relocated and instead plans were made for major renovations. The school operated from leased premises in the Church of England Hall and the Public Library while renovations were completed in 1912 and 1913. The result of these renovations can be seen in the buildings that currently exist. Students also attended the Lloyd centre that opened in 1912 at 36 Tallarook Street.

A Higher Elementary School commenced at the State School in 1918 with Grades Three and Four relocated to the Parish Hall to accommodate the extra grades. In 1922 the Higher Elementary School moved to Loco Street. Petitions were again made for a new school to be built, as the school had been inundated with flood waters on several occasions. The petitions were rejected and instead further renovations were completed in 1930 at a cost of over £400. In 1948 school buildings from Whiteheads Creek and Mangalore were relocated to Seymour at a cost of £900 to ease the continuing accommodation problems.

When the school celebrated its centenary in 1957 it was operating from both Tallarook and Grant Streets. In 1960 the school was reorganized with only Grades Five and Six remaining at Tallarook Street. Throughout the 1960s the grades were reorganised and in 1972 the last classes were held at Tallarook Street State School. The existing buildings have been used for various purposes in the education system before becoming part of the Seymour Special School.

- . 1847: Earliest school room erected on this site.
- . 1857: Seymour National School opened (27 November) on this site
- . 1860: Extensive buildings erected
- . 1872: Alterations and additions
- . c. 1876: Gallery erected
- . 1877: New room added
- . 1887: Brick extension
- . c. 1890: Reticulated water supply

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- . 1891: Shingle roof replaced and walls raised
- . 1907: Additions to school
- . 1909: Additions to school
- . 1912-3: Major renovations
- . 1930: More renovations
- . 1972: End of SS 547 in this building
- . 2003: Renovations for Seymour Special School.

Former Seymour Free Library; Pioneer Library: 53 Tallarook Street

The foundation stone of the Seymour Free Library was laid on 19 November 1874. The people of Seymour celebrated the event with a parade through Emily Street of "school children and friendly societies led by the Kilmore Band", which was followed by speeches at the site. A fundraising concert was held that evening. The library building is situated on the corner of the old burial ground shown on the 1855 Sale Plan of Seymour and now under a section of Edward Street. A gravestone recently attached to the side of the library commemorates this fact: "In memory of some 50 pioneers & aborigines, names unknown buried within 100 metres, west of this spot 1839 - 1855"

In 1882 the opening hours were daily from 7.00 to 10.00 pm and three afternoons per week. The 1889 additions, which consisted of a series of rooms across the rear of the building, were commemorated in stone: "This addition was erected through the efforts of the ladies of Seymour District 1899".

In 1917 the Water Trust Office was located on this site and the State School rented the Library at various times in the early 1900s to accommodate additional students. By 1941 the building had ceased to function as a cultural and recreational centre and library, and in 1942 the collection of books was sold. The former Free Library has been for many years the home of the Seymour & District Historical Society Inc.

- . 1875 : Free Library built
- . 1889: Additions to the building
- . Post WW2 Iron Army Hut attached to the rear with brick facade to Edwards St.

Araminta's Tea Rooms: 56 Tallarook Street and adjacent two storey brick building at 54 Tallarook Street

There is an early sketch of both the buildings, (1891-2) operating as O'Callaghan's Store. In 1897 Margaret O'Callaghan was shown in the rate books as the occupier and owner of a furniture and stationery shop in Tallarook Street. Stanley Gilbert remembered Araminta Woods running a café and rest rooms in the two storey building where "the upstairs balcony came right out over the footpath". She was renowned for keeping a "good table" and her premises were a popular retreat, especially on Show Day. This was in the early 1900s as Araminta married Maurice Fowler in 1909 and moved to "the big smoke". The building was then taken over by Arthur and Lily Bruton and Lily's father Mr E Warden, Snr. Warden ran his saddlery business at the back of the premises and the Brutons ran a new and secondhand furniture business that they previously operated from Perron's Hall in Emily Street.

By 2003 an Autobarn shop was in the single storey building adjacent to the two storey brick building, and in 2003 the single storey building was extensively renovated inside and opened as Araminta's Tea Rooms carrying on the "good table" tradition set by Araminta Woods almost one hundred years ago.

- . 1890s: O'Callaghan's furniture store and newsagency
- . before 1909 : Café and rest rooms run by Araminta Woods
- . c1909: Saddlery run at the back by Mr E Warden Snr. and New and Secondhand furniture store run by Arthur & Lily Bruton
- . 1957: T W Smith furniture

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- . 1982: Fashion Discounts clothing Store
- . 2002: Autobarn in the single storey building
- . 2003: Araminta's Tea Rooms in the single storey building

Log Lock-Up: Emily Street

The Log Lock-up was built in 1853 on the banks of the Goulburn River and relocated in 1865 to the site of the Police Station. The lock-up still displays the numbers placed on the logs when it was first moved. It was used until the new Police Station was built in 1962 when it was re-erected in King's Park before being moved to its present site in Emily Street behind the Court House in 1994.

- . 1850s: Built
- . Late 1850s: Relocated to Police Station
- . 1962: Relocated to Kings Park
- . 1995: Relocated to Emily Street behind the Court House

Royal Hotel complex: 26 Emily Street

John Clark's first building, Clark's Inn, also known as the Robert Burns Inn, was located near the river, on the south side of Manners Street. He had to compete for business with the larger Seymour Hotel built in 1844 on the west side of the river. In August 1848 the renowned architect from Melbourne, Charles Laing, called for tenders for the erection of a new inn at Seymour. Lowe and Marten built the hotel using local freestone and limestone. In 1853 the high quality building and hotel accommodation was described as:

having seven rooms on the ground floor, while on the first story there were ten bedrooms and a sitting-room. Attached was a two-storey stone building with cellars and storeroom, dining-room capable of containing thirty persons, servants' rooms and on the first floor five bedrooms holding from two to four beds each, and two flights of stairs; the whole flagged at bottom. On the opposite side of the yard were a large shed and kitchen store of stone, with stone-built stable containing eight stables and two loose boxes and a stone-built double water closet. The whole yard was pitched and the premises all guttered with case metal. There was a well with a constant supply of good water and a pump at the kitchen door.

By 1853 the hotel was called the Royal George, and the Royal after 1859. The 1855 Seymour Sale Plan shows two main sections to this hotel - the Manners Street building behind the building on the corner of Emily Street. The hotel was purchased by the Guild brothers in 1864 and was operated by members and descendants of the Guild family until at least 1944 except for the period 1889-97 when it was owned by William Andrew Macintyre. In March 1891 architect F W Burwell accepted a tender for additions to the Royal Hotel. These additions were built by William Neal and included an "added facade, bar, front upstairs bedrooms & verandah for £1184". The Guild family bought the hotel again in 1897 when it was being managed by W A Macintyre Jnr., Alexander Guild's son-in-law.

The Royal Hotel was a centre for many early activities in Seymour. The hotel, and a large upstairs assembly room or ballroom, were used for the first meeting of the Seymour Road Board and by many other groups and services including: Post Office; coach depot; Masonic Lodge; Agricultural Society; travelling salesmen; politicians; and vice-regal visitors. The upper storeys of the hotel were also a refuge during the various floods - in 1870 "two hundred sought safety" there.

- . 1848: Laing called tenders called for the erection of a new Inn at Seymour
- . 1849: Kitchen, shed and stables built
- . before 1853: Second brick section built - 7 rooms on ground floor and 11 above
- . 1891: Tender accepted for additions, including cast iron verandah.
- . 2003: Royal Hotel

First Shire Hall: 30 Emily Street

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The Seymour Roads Board became the Seymour Shire in 1871. The first Shire Hall was built by Connell and Stewart in 1872 and opened in 1873. Council activity moved to Federal Hall in Station Street in 1928.

- . 1873: Shire Hall opened
- . 1928: Shire offices and hall vacated
- . 2003: Private residence

Former Bank of Victoria: 32 Emily Street

The Bank of Victoria opened in Seymour in 1872 under manager Frederick Merson. In May 1882 renowned Melbourne architects Smith & Johnston called tenders for the erection of a branch of the Bank of Victoria at Seymour. It is probable that the bank was previously operating from other premises. In October 1881, architect Walter Scott Law called tenders for additions to the Bank of Victoria in Seymour.

- . 1866 : Flour Mill built on this site
- . 1872 : Bank of Victoria opened in Seymour
- . 1877 : Flour Mill sold
- . 1882 : Tenders called for erection of Bank of Victoria
- . 1886 : Tenders called for additions to Bank of Victoria
- . 1934 : No longer bank premises
- . 2003 : Towing Service and Motor wreckers

Site of Old pool & wharf: off Emily Street.

In March 1879 the Public Works department called tenders for the erection of a wharf. The tender of J Lyster for £280 was accepted in April. There was a thriving river trade that used this wharf however in December 1887 the wharf was listed for demolition as river traffic was ending with the building of the Goulburn weir.

The old swimming pool area behind the Royal Hotel was first known as a swimming area in the early 1890s. It was used until the 1940s by the Goulburn River Swimming Club formed in 1909 and the Hume Highway Swimming Club formed in the late 1920s. Swimming carnivals and exhibitions in the 1930s involved both metropolitan and overseas swimmers.

- . 1879: Tenders called for erection of wharf
- . 1887: Wharf to be demolished
- . 1890s: Recognised swimming area
- . 1909: Goulburn River Swimming Club formed
- . 1920s: Hume Highway Swimming Club formed
- . 1930s: Swimming Carnivals held
- . 1940s: No longer used as swimming pool

Bluestone Cross-over: 32 Emily Street

This was the entry to the site of the former Flour Mill and later the Bank of Victoria.

House & Shop: 34 Emily Street

According to the rate books, James Gloster had a draper's shop and residence in Emily Street from c. 1876 to 1895. This was located close to the ice works in Emily Street. In April 1877 architect Frederick Williams called for tenders for a shop and premises for James Gloster. It is possible that the tender was for the building at 34 Emily Street although the ice works were located further east.

- . 1877: Tenders called for shop and premises for James Gloster
- . 1895: Last listing in rate books for Gloster's draper store
- . 2003: E.C.K. (Eckard) Computers Former Perron's Hall

36 Emily Street, Former Perron's Hall

This hall was known as Perron's Hall. The rate books show Clement Perron as the owner of an Assembly Hall in Emily Street in 1876. Clement Perron was a French Canadian who came to Seymour in c1863 or earlier and he, and later his daughters, was listed as licensee of the Canadian Hotel from the 1860s to 1917. In 1901 animated pictures (the bioscope) were shown in Perron's Hall. Other events held in the hall included lectures, card nights, social dances, concerts, balls and meetings. The rear of the building was destroyed by fire and only the facade of the original hall remains.

- . c1872 : Hall built
- . 1876 : Assembly Hall listed in rate books
- . 1907 : Public meeting held to nominate Committee of Management for King's Park
- . c1943 : Hall was empty (unused?)
- . 2003 : Lewis Dry Cleaners

Former Manse: 37-41 Emily Street

In July 1859 renowned Melbourne architects Crouch & Wilson called tenders for the erection of a Wesleyan Church in Seymour and in September they accepted the tender of Mr Connon. The church opened in February 1860. In January 1878 tenders were called for the erection of a brick Wesleyan Parsonage. A new church was built in Crawford Street and opened in 1925. The old church was converted into a motor garage and used for this purpose until its demolition in 1957.

- . 1860: Wesleyan Church in Emily Street opened
- . 1878: Tenders called for erection of Wesleyan Parsonage Emily Street
- . 1925: New Wesleyan Church opened in Crawford Street
- . 1920s: Home of Harry and Ellen Clydesdale
- . 1957: Church in Emily Street demolished
- . 2003: Manse used as a private residence

Former Canadian Hotel: 38-44 Emily Street

Peter Tiernan, born in Australia, came to Seymour from Sydney in 1842. He purchased town lot No. 7 in the first Seymour land sales in 1844 and operated his store from this site. In 1863 Clement Perron, a French Canadian, married Peter's daughter, Helen Mary Tiernan. Perron ran one of Tiernan's stores and in 1865, following the death of Peter Tiernan, Perron took over the original store. He then extended the store and transformed it into the two-storey Canadian Hotel. Clement Perron, and later his daughters Louisa and Catherine, were listed as the licensees of the Canadian Hotel from the 1860s to 1917. In 1939 the original front verandah, "constructed of iron lace and posts, was removed and the present one built to give a modern look".

- . 1840s: Tiernan's store operated from this site
- . after 1865: Tiernan's store extended and two-storey Canadian Hotel established
- . 1939: Front of hotel altered
- . 2003: Town and Country Hotel

Former Rectory: 43 Emily Street

The former Church of England rectory is behind the Shell service station in Emily Street. It is not known when the rectory was built however the Federation architectural style indicates a date circa 1890s to 1910. The church was opened in 1863. The site of the Anglican church was also frequented by the Taungurung nation as it was, prior to European settlement, the site of their corroboree ground.

Melbourne architect Leonard Terry called for tenders for "erection of a part of a church at Seymour" in March 1863. The

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first rate book entry to specifically identify the Church of England "parsonage" was in 1893 and together with the architectural style is the likely date of construction of this building. It is possible that a permanent residence was not required in the early years as some ministers were listed as visiting clerics from Kilmore and Castlemaine. A new rectory was built in Goulburn Park in 1927 and the Parish Hall was moved from Emily Street to the new site. The Hall was used as the church until a new church was built in 1945. The Emily Street church was demolished in 1941 and the rear of the rectory extended during the war for additional accommodation. The site was, prior to European occupation, the place of the corroboree ground for indigenous peoples.

- . 1863: Church of England opened
- . 1893: Parsonage in Emily Street constructed.
- . 1941: Church of England demolished
- . 1940s: Rear of rectory extended
- . 2003: Private residence

Former Court House: 47 Emily Street

The original Seymour Court House building resembled the Jamieson Court House, which was built in 1864 at a cost of £783. The court house was flooded in 1870, 1906 and 1916, and was cut off by floodwaters in 1911. In 1915 "the exterior was remodelled to produce its present Federation Free style appearance in brick and cement render". The repeated flooding of the court house resulted in rotting floorboards however nothing was done until 1920 when both a policeman and a reporter fell through the floorboards in different places on the same day. It operated as a Magistrate's Court until a new one was opened in Tallarook Street in 1973.

- . 1864: Court House built
- . 1915: Exterior remodelled
- . 1920: Repairs to rotting floor boards
- . 1973: End of use as Magistrate's Court
- . 2003: Art Gallery, Community Groups and Tourist Information Centre

Prince of Wales Hotel: 48 Emily Street

William Kerr Walton purchased his land on 16 May 1862 and built the Prince of Wales Hotel in 1863. In the same year, Louis Frederick van Zuilicom, the last owner of the Seymour Hotel on the north side of the river, took over the Prince of Wales Hotel. Van Zuilicom hired out fishing boats on the river and was a member of the early cricket team. In 1867 the rates books listed the Prince of Wales Hotel as having a bar, fourteen rooms, a ballroom and a kitchen. In 1869 the description included stables and garden. At this time the hotel was owned by Andrew Brown. Thomas Mahon was listed as the owner in 1870. Mahon died in 1878 and his widow, Margaret Ann Mahon, then owned and ran the hotel. Mr Mahon, possibly their son, called for tenders in March 1882 for the erection of a two-storey brick building. In 1897 the rate books showed that the hotel was still owned by the Mahon family and it was described as a "brick hotel". Later entries also showed that the hotel had fourteen rooms. The architectural details and style indicates that the existing building was constructed in 1863. It is possible that the tenders called in 1882 may have been for a totally different building for the Mahon family as the number of rooms described in the rate books was the same in 1869 as in 1890. In 1958 Martindale stated that compared with other Seymour hotels, the Prince of Wales hotel's "exterior appearance is the least altered from the original".

- . 1863 : Hotel built by William Kerr Walton (owner)
- . 2003 : Prince of Wales Hotel

Former Post Office: 50-52 Emily Street

The early Seymour Post Offices were located at the Seymour Hotel, the Robert Burns Hotel, the Royal Hotel, at the old mill beside the Royal Hotel, the C. Higgins store and at Tiernan's Store. The Post Office in Emily Street was built in 1872 and continued as a post office until a new one was built in 1911 in Station Street. The relocation of the Post Office

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was an example of the rivalry between the "new" town of Seymour located around Station Street and the "old" town of Emily Street. In the early 1900s, the businesses of Station Street agitated for the transfer of the Post Office to their area. In 1904 a branch office was opened in Station Street however the traders argued that the branch was doing more business than the Emily Street Post Office and again demanded that the main office be moved to Station Street. In 1907 the Post Master General visited to Seymour to investigate the best location and was harangued throughout the day by the rival groups. In 1908 the PMG confirmed that the Post Office would be moved to Station Street however it was another three years before the Station Street Post Office was opened.

The Emily Street Post Office closed but a branch office was maintained near the Canadian Hotel. The branch office closed in 1916. The Defence Departments took over the old Post Office for use by the Light Horse from 1914, later as a Land Force Office, and later still as a recruiting office during WWII and the Korean War.

- . 1872: Post Office built
- . 1904: Branch office opened in Station Street
- . 1905: Telephone communication with Melbourne established
- . 1911: New Station Street Post Office opened and Emily Street closed
- . 1914: Defence Department took over the Post Office building until the 1950s
- . 2003: Restaurant and Art Gallery

Site and Encaustic Tiled Ingo of former Chemist Shop: 52 Emily Street

Samuel Harding Henshall first ran the pharmacy department in Guild's Store before establishing his own pharmacy, including dental practice, next to the Post Office. The rate books show him as the owner of a store in Emily Street from 1874 although some references state that he established his own business in 1879. Henshall died in 1889 however a pharmacy in Emily Street was still operated by his son, Herbert Henshall, until at least 1907. The shop was demolished in 1999.

- . c1874: Henshall's Pharmacy
- . 1982: Hume Hardware
- . 1999: Building demolished

Former Goulburn Hotel: 58 Emily Street

The Goulburn Hotel was probably built in the 1860s because, in 1869, John Finn and William Callanan were listed as the licensees of the Goulburn, which was owned by Ezra Rigg. By 1872, John Finn had moved to the Terminus Hotel in Station Street. George Crane was the next licensee of the Goulburn Hotel from 1873 to 1876 however by 1878 he too moved to the Terminus Hotel. Another licensee drawn to the growing trade in Station Street was Bernard O'Reilly who owned and operated the Goulburn Hotel from 1882, along with a store in Emily Street. His son Charles Phillip O'Reilly took over the Goulburn Hotel in 1885 and from 1886-87 Bernard ran a store in Station Street. The hotel was delicensed 31 December 1910.

- . 1860s: Hotel built
- . 1910: Hotel delicensed
- . 1914: M J Caffrey motor garage
- . 1982: Astoria Cafe
- . 2003: See More Auto Parts.

Tantallon: 10 High Street

In 1878 to 1880 Dr John Tuck was listed as the occupier of a two-storey brick residence in High Street. From 1885 to 1894, Dr William Joseph Ray was listed as the occupier of a two-storey brick residence in High Street. Dr Ray died in 1894. In 1896 and 1897 Dr Thomas Hancock Strangman was listed as the occupier of brick house and private hospital. Dr Strangman later moved to Tallarook Street. In 1900, Dr Douglas Shields was shown as the occupier of a two-storey brick

house and hospital in High Street. It is probable that the entries for these four surgeons all refer to the same property in High Street which was owned by James Lyster for all of the entries. From 1872-77 James Lyster was shown as the owner and occupier of a brick dwelling, described in different years as being in High Street and containing 8 rooms. Dr Shields' wife was a trained nurse and, according to Dr Colin Officer, they lived at 10 High Street from 1899 to 1905 and ran a hospital for private patients at 12-14 High Street.

- . c1872: House built
- . 1878: House occupied by surgeons and run as a private hospital for at least thirty years
- . 2003: Private residence

Police Station and Former Residence: Tallarook Street

All of the historic buildings have been demolished with the former police residence being the sole survivor. It was built in Tallarook Street c1880 for the police chief superintendent. The building has been sensitively incorporated into the new, and extremely large, police complex.

- . c1880: Police residence built
- . 2003: Exterior restored and interior used for other police purposes.

Former 'Guild's ? store, Emily Street

This small structure is located next to the creek may have been part of Guild's store, as that was the first structure on that site. Alexander Guild arrived in Seymour in the early 1850s and operated a store in 1854. Guild's store was later run by Tom Guild, and it was the main store in Seymour well into the twentieth century.

The Old Town Precinct in Seymour is an area that has been affected by every stage of the development of the town from early European occupation to the present day. It provides important examples of many of the themes identified in the Environmental History including: exploration and occupation; adapting to diverse environment; infrastructure of original town; river crossings; accommodation and services for travellers; public services, as well as cultural and social life. Overall, the most important themes represented in the existing physical fabric are those from the Victorian period 1839 to 1900 and to a lesser extent, the early part of the twentieth century.

Relevant Historical Australian Themes

- 8.1.3 Developing public parks and gardens
- 8.14 Living in the country and rural settlements
- 8.5.4 Pursuing common leisure interests

Description

Physical Description

Precinct Boundaries

The precinct is bounded by Edward Street to the south, including the Pioneer Library on the corner of Edward and Tallarook Street, extending south along Tallarook Street as far as the school, along High Street as far as Tantallon at No 10 High Street and including all of allotment three, and north along Emily Street as far as Bolton Street. The boundary then extends across the Goulburn River to include the former settlement site north of the river. The boundary passes behind the historic allotments, crosses the Goulburn River to include the former ford, then extends south behind triangular allotment four which is bounded by Tierney and Hanna Streets, and behind allotment three adjacent to the

creek and facing Emily Street , east along Emily Street and then south along an unnamed road opposite Manners Street to Edward Street..

Urban Design & Engineering Infrastructure

The irregular boundaries of the precinct contain two core features that have profoundly influenced the urban design of this area. These are the curving Goulburn River and the early tracks heading to and from the ford and punts over the river. The lines of these rough tracks and the market place formed the formal 1843 road alignments and subdivision allotments on both sides of the river. The next stage in the formal alignment of roads and subdivision of allotments occurred in 1855, which reinforced the direction of the tracks after they diverged to avoid flood prone land and headed towards outlying areas. The last stage of the formation of the five-way intersection involved the lowest lying area around the site of the old market place and billabongs. The five-way intersection is an important visual reminder of the earliest infrastructure development of Seymour and it has influenced the irregular shape of the subdivision and allotments around it.

Robert Street and High Street are both exceptionally wide roads that appear to have been provided for the 'parking' of bullock teams and other livestock as they waited to be sold at the market or driven over the river. The subdivision on the west side of the river has been partially submerged by the river when it changed its course and the remainder is regularly inundated. No remains can be seen of any early development north of the river fronting Turandury Street, Chetwynd Place, Granville Street and Stapylton Street and its significance is archaeological only.

There is little significant engineering infrastructure in this precinct. Thus the remaining unmade and asphalt roads, lined with swail drains, make very important contributions to the historic character of the minor streets, such as Edward Street, the unnamed road extension of Manners St on south side of Emily street, Tierney Street, Ballendella Place, Manners Street, Robert and Hanna Streets.

Views, Landscaping and Trees

Half of the Robert Street reservation has been turned into parkland with mature red gums and some exotics, including a line of cypress trees, along the open creek. This provides an important visual link between the riparian red gum forests to the west and the formalised centre. There are pleasant views to this feature down the tree lined High Street and down the avenue of plane trees along Tallarook Street. High street has a wide median strip planted with sugar gums. Both these urban design features with introduced trees, continue to allow the important view of these streets as wide open areas.

Important views to consider

Open views at the five-way intersection are partly attributed to the road layout, which is anchored by many significant buildings such as the Courthouse, the Prince of Wales hotel, the Post office, the Royal Hotel and the Pioneer Library.

- . Views north from High street and Tallarook Street are composed mainly of rural views of gum trees along the river.
- . Design of the historic five-way intersection composed of historic street and allotment pattern makes for strong focal point, and high significance.
- . The Robert Street reservation parkland, with mature red gums and some exotics, includes a line of cypress trees along the creek.
- . Many slot views from along Edward Street to historic buildings in Emily Street and gums along the river beyond.
- . Views of the back of Church of England vicarage and brick manse as seen from along Edward Street.
- . The old oak tree in the grounds of the CFA building in Tallarook Street.
- . Views of mature exotic trees, Jacaranda, and palm in Emily Street area, from Tierney, Hanna and Ballendella Place.
- . A backdrop of large eucalyptus trees in many directions, and particularly towards the river.
- . View east along Emily Street are obstructed by the tree dotted hills.
- . Side view along Manners, and seen from Emily Street, of the staged development of the Royal hotel is significant.

. Views to the historic stables at the rear of the Royal and Prince of Wales hotels.

Culturally Significant Structures

The majority of the historic buildings face Emily Street, as it follows the line of the historic track, and later, the Hume Highway, from Melbourne to Sydney. These buildings range in size from small buildings to two storey buildings, all with hip or gable rooves, clad with slate or corrugated iron. Picturesque skyline features such as decorative parapets or chimneys adorn the roofs. The architectural styles are primarily Victorian with some early Federation and Edwardian buildings, mostly constructed in stone or brick, with some clad and constructed in timber, such as early vernacular structures: 'Guild's' store, the Royal Hotel stables and the log lock-up. Along the north side of Emily Street the buildings are located along the street boundary - but everywhere else the front and side setbacks vary.

Commercial

The north side of Emily Street is the precinct's commercial strip; it includes the precinct's three operating hotels, the Royal, the Town and Country (formerly The Canadian) and the Prince of Wales as well as the former Goulburn Hotel (now See More Auto Parts). It also includes the former Bank of Victoria and the very early and rudimentary building formerly known as 'Guild's Store'. This strip also includes some important public buildings: the First Shire Hall, Perrons Hall and the former Post office. According to Martindale, "an earlier description of the inn [Royal Hotel] in 1849 shows that the 'attached' two-storey stone building was the original inn started in 1848 and this now forms the rear division of the three sections. The kitchen, shed and stables were built in 1849. The brick section of seven rooms on the ground floor and eleven above was added some time before 1853, which forms the central part of the three sections. The present front section was added in the 1890s. The different materials, stone and brick, are both suffering from rising damp unable to escape because of paint that seals the outside walls. Repair of the damp proof course and careful removal of the paint using a chemical method, not sandblasting, would allow the water to evaporate away, and reveal the stages of construction of this very historic building.

Public

The eastern part is primarily comprised of public buildings; the Pioneer Library, The former State School, the former Police Station, Log Lock-up and Residence and the former Court House and Post Office.

Religious

Across the road west of Tallarook Street are two church residences, the former Wesleyan manse and next to it the former rectory that is a splendid two-storey timber building, partially obscured by the more recent Shell service station. To the rear of the former church reserve is the earliest cemetery in Seymour, now an unmarked graveyard, under a section of the Edward Street road reserve. A recent plaque on the north wall of the former Mechanics Institute and Library commemorates the graves of about fifty persons. The site of the Anglican church was frequented by members of the Taungurung nation as it was, prior to the arrival of European interlopers, used as a corroboree ground.

Archaeological

The whole area has a high degree of archaeological potential for information about the ways that Europeans interacted with the Taungurung nation that occupied a vast area along the catchments of the Goulburn and Campaspe Rivers and Broken Creek for whom this area near the river was a favourite camping site. Those European sites that relate to the sites marked on the early maps are of most interest. These include the original tracks, ford, punts, hotels, houses, churches, graveyard and shops.

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Victorian era buildings

The former State school, police residence, Tantallon, 34 Emily Street house, former Wesleyan Manse, Royal Hotel, Prince of Wales Hotel, former Goulburn Hotel, Araminta's Tea Rooms were all constructed in the Victorian era and their architecture is a direct reflection of this. Not only are they solid stone or brick structures with typical hipped roofs, originally clad in timber shingles and corrugated iron, but they have typical early to mid Victorian style features such as symmetrical facade design, face or stuccoed brick chimneys, high ceilings, deep eaves, regular window fenestration, vertical axis rectangular windows, feature round headed arched openings (former Mechanics Institute, Bank of Victoria, Shire Offices, Post Office), deeply set glass panes, double hung timber windows, quoins (Royal Hotel, Goulburn Hotel, 34 Emily Street and Mechanics Institute), decorative parapets (Post Office, Royal Hotel, Perron's Hall, Bank of Victoria,), deep cornices (Prince of Wales Hotel, Perron's Hall,), urns (Royal Hotel), eaves decoration (police residence), di-chrome patterned brickwork (Tantallon and 34 Emily Street), cast iron decoration (now removed from Royal Hotel, Canadian Hotel and the Post Office), roof decoration (now removed from the Post Office, police residence).

The Canadian Hotel was constructed in the 1840s with major extensions in 1865. The front was remodelled in 1939. The 1939 'moderne' style facade is a reasonable example of that period of architecture, but not as significant as the earlier Victorian era design which it usurped. The Victorian design, seen in historic photos, is an important expression of the Victorian era history of this building, and precinct, and its accurate reinstatement is a priority.

The timber shop facade at Araminta's Tea rooms in Tallarook Street is the only remaining early timber shop front in Seymour with original timber window frames and stall boards.

There are two vernacular buildings. The log lock-up was erected c1855. It is constructed of rough-hewn logs each approximately 30cm in diameter with a shingle roof. The logs are stacked fourteen high and are crossed at the corners.

The Royal Hotel stables were erected in the 1850s using trees trunks for the main supporting structure, adzed logs in a horizontal drop log construction and vertical adzed logs for the internal division of bays. The vernacular building is large with a gabled roof, dormer gable to the hayloft and a strong trellised design feature across the upper facade.

The second one is a small shed near Deep Creek that has hand made nails and roughly hewn logs as part of its construction. It may have been part of Guild's Store that was the original building on the site. The undated simple gable building clad in galvanised corrugated iron, is constructed of undressed timber poles and other rudimentary materials.

Federation/Edwardian buildings

The 1915 court house and the former vicarage are two significant places with notable Edwardian/Federation architectural features. The court house was built in the Victorian era and some elevations still reveal the Victorian style. Major alterations were undertaken in 1915, which have given the main view of the building, looking directly from the five way intersection, an unmistakably and very distinguished Federation Free Style design. Its rectangular form is broken into smaller stepped bays projecting towards the intersection with the main one commanding attention by the use of a large central arch, supported by rusticated red brick banding, the whole being reinforced by the high and dominant pedimental parapet, and flanked by two broad pilasters adorned with art nouveau parapets. The essentially symmetrical facade is further enhanced by the entry doors recessed either side of the main facade, each with art nouveau parapets. A strong horizontal sill of light banding and another, deeper band of light stucco, links the whole at eaves level.

The former vicarage is a two-storey Federation style house with steeply pitched roofs, reinforced with timber decorative flying gable ends and finials.

Recommended Management

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Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve the historic siting of buildings by maintaining gaps in the streetscape.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

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Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

a. Encourage restoration of the fabric for each significant place, including the reconstruction of fences, shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original)

b. Encourage the use of paint colours appropriate to the era of the building.

c. Encourage the style, scale and location of signage to be appropriate to the era of the building.

d. Avoid development that would interfere with important views, including those of the riparian woodland north of the town centre, the slot views from Edward Street to the historic buildings in Emily Street and the woodland beyond, the visual connection of all historic buildings and sites with the five-way intersection, and views of the mature exotic trees especially from Ballendella Place.

e. Refer applications to Heritage Victoria that may affect sites with archaeological sensitivity.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement

of significance for the place.

- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour Old Town precinct comprises a scattered group of nineteenth century buildings that are associated with the development of this area as the first European settlement in Seymour. The places/elements that contribute to the significance of the precinct are:

- The buildings at 5 Elizabeth Street (former Seymour municipal offices), 26-36, 37, 47 (former court house), 48, 50, 58, 72 & 74 Emily Street, 10 High Street, 52 (School), 53 (Library) & 56 Tallarook Street and the former police station at the corner of Tallarook Street and High Street.
- The perimeter fence, constructed in 1966, along the boundary of Kings Park and the entrance gates relocated to the site from the Melbourne Fish Market.
- The remnant Washingtonia Palm at 41 Emily Street.
- The consistency of scale (one and two storey) and siting (built to the street frontage) of commercial buildings.
- The irregular spacing of buildings, which reflects the intermittent development of the precinct over a long period.
- The streets and gaps between buildings that allow views to riverside bush down Manners Street and Robert Street and remnant indigenous vegetation along the riverbank and into the parkland at Robert Street.
- The surviving informal road construction in some streets including swale drains along the asphalt and graded roads, down the centre of the road reserve.
- Archaeological sites including the original tracks, ford, punts, hotels, houses, churches, graveyard and shops and their surrounding land.

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How is it significant?

The Seymour Old Town precinct is of local historic and scientific (archaeological) significance to Mitchell Shire.

Why is it significant?

The Seymour Old Town Precinct is historically significant as a place that demonstrates the establishment of Seymour's original centre at the New Crossing Place, and its importance as Seymour's town centre prior to the coming of the railway and the establishment of an alternative commercial centre next to the railway station on higher ground less liable to flooding. The area is also significant for its association with early European interaction with the Taungurung nation and is one of the earliest and most important crossing places along the route from Sydney to Melbourne. The hotels testify to the importance of the old Seymour centre as a service point for travellers between Melbourne and northern and north-eastern Victoria, and New South Wales. The proximity of the centre to the river and riparian river red gum woodland is not only important to understanding the reason for its existence but also to its demise as the retail centre for the town which was partly due to its flood prone location. (Criterion A)

The Seymour Old Town precinct including that area north of the river is of archaeological significance as it covers part of the early occupation and may be may contain archaeological remains of the Seymour Hotel and other structures dating back to before 1855. (Criterion C)

Recommendations 2012

External Paint Controls

Yes

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

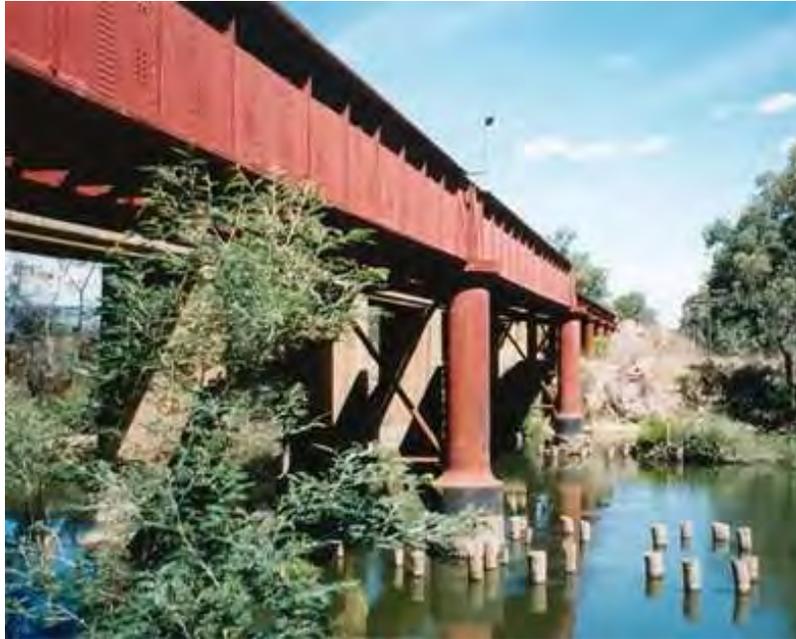
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Aboriginal Heritage Place

-

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| Name | RAILWAY BRIDGE (PWG) OVER GOULBURN RIVER | File No | 1445 |
| Address | (near) GORDON CRESCENT, SEYMOUR | Significance Level | Local |
| Place Type | Railway Bridge/ Viaduct | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

History and Historical Context

The Goulburn River Railway Bridge crossed the river on property previously owned by Alexander Guild, on allotment 1, Section V, south of the township of Seymour.

The bridge was constructed in 1872 as part of the North Eastern railway line. It consisted of "two forty-foot and two 100-foot spans across the main stream, plus smaller openings over lagoons and flood channels" and was 544 feet in total length. The cylinders and girders were imported from England as there was no foundry in Victoria at the time capable of casting the large components. An engineer appointed by Victoria's Agent-General in London supervised the work in England.

Construction took several months and although a coffer dam and pumping equipment was used, a diver, George Eskdale, had to be employed to assist with sinking the bridge piers.

The north eastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872 however the bridge across the Goulburn was delayed waiting for piers and girders. Rather than wait for the bridge to be finished, a decision was made to open the line with a temporary terminus at Schoolhouse Lane south of the river. A trial trip was arranged for April 11, 1872 when a train carrying "the Minister for Railways, Minister for Lands, Engineer-in-Chief, Locomotive Superintendent, Traffic Manager and several Parliamentarians" took 2½ hours to travel from Melbourne to Schoolhouse Lane. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the north eastern railway line would become "the great Australian highway between Sydney and Melbourne".

The celebrations for the opening of the line were held on April 17. Unfortunately Seymour missed out on the main celebrations because of the temporary terminus at Schoolhouse Lane and the "usual ceremonies of feasting, drinking and dancing" were held at Kilmore. However, Francis Longmore, Minister for Railways, attended a lunch in Seymour on the same day to mark the occasion.

The bridge was not fully tested until August 26, 1872 when "two locomotives hauling a string of wagons loaded with rails" crossed over it and signalled the imminent opening of the line into Seymour.

The Governor, Sir George Bowen, who was absent from the opening in April in Kilmore, officially opened the line into Seymour on September 2, 1872. The opening of the line to Seymour and the completion of the goods shed signalled another large celebration on September 26. This event was of particular importance to the people of Seymour and the cartage contractors of north eastern Victoria. The adverse conditions at the temporary terminus had resulted in some carriers preferring to cart supplies by road from Melbourne rather than collecting freight from Schoolhouse Lane. The Benalla newspaper, the North-eastern Ensign, was a victim of the freight problems when their paper delivery was delayed and they "went to press on borrowed paper of various colours".

Within ten years of the opening of the line to Seymour, the station was "handling seventy train movements a day". Firewood for the growing population of Melbourne was one of the main commodities for the freight trains with many sidings along the line built specifically for loading firewood. Additional traffic was added to the main line from Seymour to Melbourne when the line through the Goulburn Valley to Numurkah opened in 1881. Funds were allocated for the duplication of the line between Melbourne and "a point south of the Goulburn River Bridge at Seymour" in August 1882. The new line was built to the east of the existing line and the final section to "Goulburn Junction" was completed on

HERITAGE CITATION REPORT

October 18, 1886. The cost of building a second bridge across the Goulburn was a deterrent to the duplication of the line through Seymour and it was not until 1942 "when the vital importance of this railway town rendered an additional bridge over the river essential". A new steel and concrete bridge was constructed beside the old bridge to carry the standard gauge line. The main spans of the new bridge were "lowered into place on December 28, 1941 by steam cranes Nos. 5 and 7.

Ref: Turton, Keith, Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973, Australian Railway Historical Society (Victorian Division), Melbourne, 1973, pp. 17-18,28,30,31,32,33,37.

REFERENCES

"Colour Photos by John Jennings 2003

B&W Nov 1871, Illustrated Australian News, SLV : Progress of works on the North-Eastern Railway Bridge over the River Goulburn at Seymour.

B&W Feb 1872, Illustrated Australian News, SLV : Railway Bridge over the Goulburn River at Seymour.

B&W 1945-1956, Vic Railways photographer, SLV : Goulburn River Seymour.

B&W post 1942, J L Buckland, Six and a Half Inches to Destiny by Keith Turton, p. 32 : [']

SKM manage the Victorian Railways drawing archive and the construction drawings and bridge maintenance file should still be available there.

Don from Engineeringheritagechat at donjf@bigpond.com.

Relevant Historical Australian Themes

2.5 Promoting settlement

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

3.8 Moving goods and people

3.8.6 Building and maintaining railways

Description

Physical Description

The structure is a conventional rivetted iron girder bridge of the plate web type, (PWG), (not a cylindrical bridge) which, overall is a routine example of its type, supported on particularly interesting iron cylindrical piers which are cross braced with iron angles.

When constructed it consisted of "two forty-foot and two 100-foot spans across the main stream, plus smaller openings over lagoons and flood channels" and was 544 feet in total length.

But what makes this bridge interesting and seems to be the source for calling it a cylindrical bridge, is the use of what appears to be large single element cast iron cylinders for the piers.

In Sydney there is a smaller example of such use whereby the nest of props under the bridge are one piece cast iron pipes - the same principle as at Seymour but on a smaller scale.

However, the usual practice was to assemble piers from a series of cast iron ring segments, about a metre deep, that sat one on top of the other via a simple tongue and groove feature. The pair of segmental cylinder would have been filled

HERITAGE CITATION REPORT

with concrete and cross-braced together.

In NSW there are about 50 colonial wrought iron bridges for both rail and road use, mostly with paired cast iron piers. There are other major colonial bridges, lift bridges and timber truss bridges that also have such piers.

It was also usually the case for all colonial metal bridges to be fully imported from England in kit form, particularly lattice and truss bridges, with all components punch marked for matching up during erection.

But sometimes the raw metal sections, angles, plates etc would be imported in bulk and the local ironworks would fabricate the bridge members, this would be mostly likely in the case of the Seymour PWG bridge.

Recommended Management

A Conservation Management Plan be prepared for this structure to guide maintenance and future alterations works.

Comparative Analysis

Examples in NSW as noted in the Description.

Ref. Trevor Horman for Friends of the North Australian Railway at Adelaide River
Adelaide River railway bridge in the Northern Territory. This lattice girder bridge consists of five 100ft spans and was built in 1888. It was fabricated by James Martin Engineering at Gawler in South Australia, and possibly erected by the railway contractor C&E Millar.

The girders are fully riveted lattice construction, resting on 3'6" diameter hollow cylindrical cast iron piers. James Martin may not have had the capacity to make such large castings and speculate that they may have been imported. In this case, the cast iron cylinders come in stackable 6ft lengths (estimated weight is 1.67 tonnes). The machining of the joints must have required very large machinery. We have the design drawings ex the National Archives.

There is a similar bridge at Algebuckina near Oodnadatta that was fabricated by James Martin Engineering in 1891.

At the NT Library Service website (www.ntlib.nt.gov.au/NTLibpicWeb/) there is a photograph by Colin Gill (PH0236/0035) dated 1952 which shows the round columns and the joints are obvious.

Statement of Significance

The PWG Railway Bridge over the Goulburn River, at Seymour is historically, scientifically and aesthetically significant at a LOCAL level.

It is HISTORICALLY significant for the local importance for increased trade, particularly to the people of Seymour and the cartage contractors of north eastern Victoriae, specially those delivering firewood to Melbourne markets, after it was constructed in 1872 as part of the North Eastern railway line. Within ten years of the opening of the line to Seymour, the station was handling seventy train movements a day and it became a major train depot for over a century.

HERITAGE CITATION REPORT

It is **SCIENTIFICALLY** significant as a good example of a rivetted iron plate web girder bridge supported on large element cast iron cyclinders imported from England.

It is **AESTHETICALLY** significant as a major foci in the landscape of the Goulburn River at Seymour, particularly as viewed from the river.

Overall, the Goulburn River PWG Railway Bridge is of **LOCAL** significance.

Recommendations 2006

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|---|----|
| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | AUSTRALIAN LIGHT HORSE MEMORIAL PARK AND SURROUNDS | File No | 1882 |
| Address | GOULBURN VALLEY HIGHWAY, SEYMOUR | Significance Level | Local |
| Place Type | War Memorial | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

8. *Defending Australia*

In 1870 the ordinary defence of the colonies was devolved upon colonial authorities, which thereafter bore responsibility for the raising of local militia. In 1887 the Seymour Mounted Rifles were raised. A Light Horse brigade was also formally begun in 1904, with 'Goldies Paddock', near the tannery on the former Marengo Run providing a training ground. Exercises there included tent pegging, with the terrain ideal for field exercises, and high land for camp sites. Victoria sent 3,500 men and 3,825 horses to the Boer War at the turn of the century, and the regiments from Seymour received King's Colours in 1904.

In 1910 the region, including Seymour and Kilmore, proudly hosted the Empire's military commander and hero of South Africa, Lord Kitchener, with the Seymour Racecourse showing 4000 troops, 2000 horses and field guns hauled by bullocks. Lord Kitchener had a special meaning for British subjects in the dominions, as an Empire builder commanding victorious armies in the Sudan, and more latterly in South Africa and, four years after his visit to Seymour Europe. His visit in 1910 was an opportunity not just to show off the martial manhood and loyalty of the area, but also the towns themselves, with decorations and the erection of temporary arches of welcome much like those erected for the Federation celebrations and subsequent Royal visits.

Between the 1903 Defence Act and the outbreak of war there were attempts to further militarise able-bodied men through cadet forces and Swiss-style military service. Lord Kitchener selected Seymour as the chief mobilisation zone for Victoria and Australia's military, an important decision as in the first decade of the twentieth century the whole Empire, and all the 'Great Powers', were preparing for the coming war. A Lighthorse camp was also set up at Wallan East in 1913 while in 1908 live firing was carried out on the Marengo Estate at Seymour. In Seymour a Drill Hall was erected on Emily Street, next to the Prince of Wales Hotel in 1927.

The area continued to fulfil its military purpose in the second as well as the first world war and many buildings remain (not to mention the camp at Puckapunyal itself), including Mob(ilisation) Siding which was the station to which new recruits and other army arrivals were brought. Mob siding was also called Tel-el-Kabir barracks after 1965. During the Second World War Kilmore also played its part, hosting not only military camps, but a Volunteer Air Observer Corps post (VAOC) on the site of the Kilmore State Primary School. It was formed at a public meeting in 1941 and was among many around Australia that was on the lookout for enemy aircraft. Fear of bombing and invasion even led some to build their own bombshelters. At Mt Disappointment, there are extant remains of an internment camp that was built to house Italian prisoners of war.

Site 17

Site 17 is the 'Old Seymour Camp', which was eclipsed by the present Puckapunyal camp after 1939. It was part of the Marengo Run and is testimony to Seymour's significance as the foremost military camp in Victoria during the Great War (1914-18). In World War II it was also used as a military hospital, school of mechanization and at one time also served as home to the Australian Staff College. In the 1950s men trained there as part of their National Service at the School of Infantry until the site was disposed of into public use in the 1970s. A comparatively large number of remnants remain, including horse troughs, the water tank and the sewerage treatment plant (Mitchell Shire Environmental History, 2006:84-5).

Place history

HERITAGE CITATION REPORT

The following history was written by Dr Colin Officer:

By 1887, the Seymour Troop of the Victorian Mounted Rifles (VMR) had been formed and was in active training with troops from Yea and Broadford. An account exists of a 'conflict' between these units in the *Seymour Express* that year, the invaders being repelled only by the determination of the Seymour cadets, who annihilated the seemingly victorious Broadford troop by ambush. The Yea troop camped the previous night at a site just east of Seymour.

It is known that the 'Marengo' run landholders were generous in permitting military training on their land for many years, and certainly after Federation. After the South African War, the Australian mounted units were reformed as the Australian Light Horse (VMR). The 7th Light Horse Regiment consisted of troops from Seymour, Tatura, Yea, Tallygaroopna, Broadford, Avenel, Mansfield, Alexandra and Cathkin. Camps were held annually: Seymour in 1905; Kilmore in 1907; Seymour in 1908 in combination with the 8th Light Horse Regiment from northern Victoria; and the big camp for Lord Kitchener held on 13 January 1910, when 4,000 men and 2,000 horses were involved along with artillery and a field hospital. A parade took place at the Seymour Racecourse after the Field Marshal had passed through an arch of honour in Anzac Avenue, then the Trawool road. The encampment was held on (the later named) Site 17, which was used in earlier camps. It may have been on both sides of the road. A military exercise took place in the near vicinity, watched by the great General. The event would prove crucial in Victorian military history.

Further Light Horse camps took place at Tallarook (1910), Kilmore (1911 and 1912), Wallan (1913) and Broadford (1914). Landmarks of local military history follow: World War I requiring a special overseas force, the AIF to be formed of volunteers and largely commanded by veterans of the South African War (1899-1902). Our contingents then were all mounted.

Chronology

1914 - Defence leases part of the site (318 ha) for Seymour camp.

1915 - Bacterial meningitis at Broadmeadows camp caused dispersion of the planned three new 3rd Division Battalions to Seymour (37th Battalion), Bendigo (38th) and Ballarat (39th), all later commanded by General Monash.

1916 - Defence formally established the Seymour Military Camp to raise the 37th Infantry Battalion and the many needed reinforcements details for the 4th, 8th and 13th Light Horse regiments on active service for infantry units.

1917-18 - Training continued, mostly in tented accommodation. Built accommodation in corrugated iron huts included 16 sleeping huts, three cook houses, a 24 bed hospital, 24 other huts and un-sewered latrines and wash places.

1920 - Army purchases land, later extending it to a 350 hectare camp area. This currently encompasses the Seymour Golf Course, Seymour Bushland Reserve, Granite Hills Race Tracks, Australian Light Horse Memorial Park and Seymour Industrial Estate.

Brigadier General Thomas Blamey (later Field Marshal) planned a military camp of one Cavalry Division, two Infantry Divisions and other non-divisional troops, but not enacted.

Sewerage systems probably started at this date.

1921-39 - Victoria's principal military camp. Citizen Military Forces (CMF) including Light Horse Regiments and all other Arms. The regional Light Horse unit is renamed the 20th Light Horse (VMR), awarded the battle honours of its predecessors. By the mid-1930s its headquarters are in Seymour.

HERITAGE CITATION REPORT

Victoria's mobilisation for World War II occurs at Seymour in October 1939. Puckapunyal, opened in November 1939, takes over as the main AIF training area, with some units at Trawool.

1939-45 - The Seymour Camp makes history by hosting the first American troops in Australia, the 41st US Division in early 1942, who stayed three months and built a military camp in Seymour. Their troops extended all along the Nagambie road, but the headquarters were on Site 20. The 6th and 9th AIF Divisions and US Marine division also spent some time here after intense action overseas. The camp consisted of both hutted and tented accommodation, a military hospital, a School of Mechanisation, and an Officer's Training Unit. Its graduates included 'Diver' Derrick (VC winner) and the Indigenous soldier, Reg Saunders.

1945-60 - The Schools of Infantry and Tactics and Administration spent some years here, but the Army presence was wound down, with Puckapunyal accommodating the National Service trainees of the early 1950s.

1963 - Seymour Golf Course established in the Army land.

1964 - Granite Hills motor racing tracks established on the former School of Infantry site.

1978 - Sale of residual 272 hectares of Army land to the Shire of Seymour.

Industrial estate of 30 hectares established on part of Site 17.

1983 - Official opening of the Seymour Bushland Park.

1995 - Australian Light Horse Memorial Park concept initiated.

2001 - Official opening of the Australian Light Horse Memorial Park.

Source

Dr Colin Officer (OAM), Founding Honorary Secretary of the Seymour Historical Society and member of the Australian Light Horse Park Committee.

Relevant Historical Australian Themes

- 7.6.12 Conserving Australia's heritage
- 7.7 Defending Australia
 - 7.7.1 Providing for the common defence
 - 7.7.3 Going to war
- 8.8 Remembering the fallen

Description

Physical Description

The site covers a large part of the original Old Seymour Camp land. Its topography varies from the gently sloping land of the Bushland Reserve, now mostly covered with regenerating box-ironbark forest, to the more dramatic flats, wooded creek-beds and knolls of the Australian Lighthorse Memorial Park. The highest part of the ALHMP is cleared land with isolated groups of large eucalypts and culminates in Anzac Hill with long views of the surrounding district. The site is a cultural landscape with military relics scattered throughout its bushland and open areas. There is no physical evidence of

HERITAGE CITATION REPORT

the colonial, Boer War and World War 1 occupation of the Camp as it was mostly housed in tents and unsewered until after 1920.

Both Parks in the site contain WW2 and possibly 1920-30's era military relics, mostly groups of concrete slabs and sewer junction pits. Most slabs have upstands with cast in hold-down bolts designed for framed walls to be built above ground to avoid termite attack. The ALHMP also contains the remnants of two sewerage treatment plants with sludge tanks and trickle filters. A partly ruined trickle filter (c1920's) near the Park entrance is composed of medium sized river pebbles enclosed by dry-stone walls about 0.7 metres high. A more intact (WW2) trickle filter in a large above-ground concrete tank about 3 metres high, is situated below the WW2 hospital site.

The concrete horse troughs are an isolated element within the Seymour Industrial Park. This is a long series of interconnected troughs which appear to be contemporary with other extant military relics, as the same type of concrete is used. There is a modern memorial plaque on a field boulder at this small site on the Goulburn Valley Highway road reserve.

The Seymour Bushland Reserve contains military relics not represented elsewhere within the site (a) a small arms/machine gun firing range consisting of a substantial concrete abutment about 30 metres long and 4 metres high with brick footing ruins about 30 metres distant, (b) a practice grenade-throwing shelter pit with concrete-walled blast compartments, and (c) a series of about 8 "foxholes"; ephemeral soil pits each with 4 steel star pickets at the base.

The modern memorials within the site contained in the ALHMP are indicated on the layout plan. They are commemorative bronze plaques fixed to freestone walls, cairns or field boulders with emblems and text related to Army service units and individuals associated with the Seymour Camp. The modern memorials are supplemented throughout the ALHMP with interpretive signs to assist understanding of the military functions of the site.

Recommended Management

If any works to be proposed to military relics within the precinct these should be referred to Council's Heritage Adviser. Works on military relics (archaeological remains) within the Australian Light Horse Memorial Park are also subject to Heritage Inventory Guidelines and/or permits issued by Heritage Victoria.

Previous Statement Significance

The Precinct of the Australian Light Horse Memorial Park (ALHMP), Seymour Bushland Park and concrete horse trough in the Seymour Industrial Park is HISTORICALLY significant at a local level for its long association with mounted infantry and the Old Seymour Camp established in 1916 for training the AIF 37th Infantry Battalion and 4th, 8th and 13th Light Horse Regiments who fought in Gallipoli, Palestine and France. The precinct is historically and socially significant at a local level as a cultural landscape of park and bushland containing modern memorials and scattered relics of interwar and World War 2 era military structures, contributing to an understanding of the role of Seymour in Victorian military history and commemorating those who trained there. The Australian Light Horse Memorial Park is included as an archaeological site in the Victorian Heritage Inventory.

Statement of Significance

What is significant?

The Precinct of the Australian Light Horse Memorial Park (ALHMP), Seymour Bushland Park and concrete horse trough in the Seymour Industrial Park are locally significant to the Shire of Mitchell.

HERITAGE CITATION REPORT

How is it significant?

The Precinct is historically and socially significant.

Why is it significant?

The Precinct is historically significant at a local level for its long association with mounted infantry and the Old Seymour Camp established in 1916 for training the AIF 37th Infantry Battalion and 4th, 8th and 13th Light Horse Regiments who fought in Gallipoli, Palestine and France.

The precinct is historically and socially significant at a local level as a cultural landscape of park and bushland containing modern memorials and scattered relics of interwar and World War 2 era military structures, contributing to an understanding of the role of Seymour in Victorian military history and commemorating those who trained there.

Together with the Seymour Industrial Estate, the Granite Hills Race Track, the Seymour Golf Course and intervening properties along the Goulburn Valley Highway the Precinct covers the footprint of the Seymour Camp at its largest extent, and this area is thus included as an archaeological site on the Victorian Heritage Inventory.

Recommendations 2013

External Paint Controls

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Internal Alteration Controls

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Tree Controls

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| - |
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Fences & Outbuildings

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Prohibited Uses May Be Permitted

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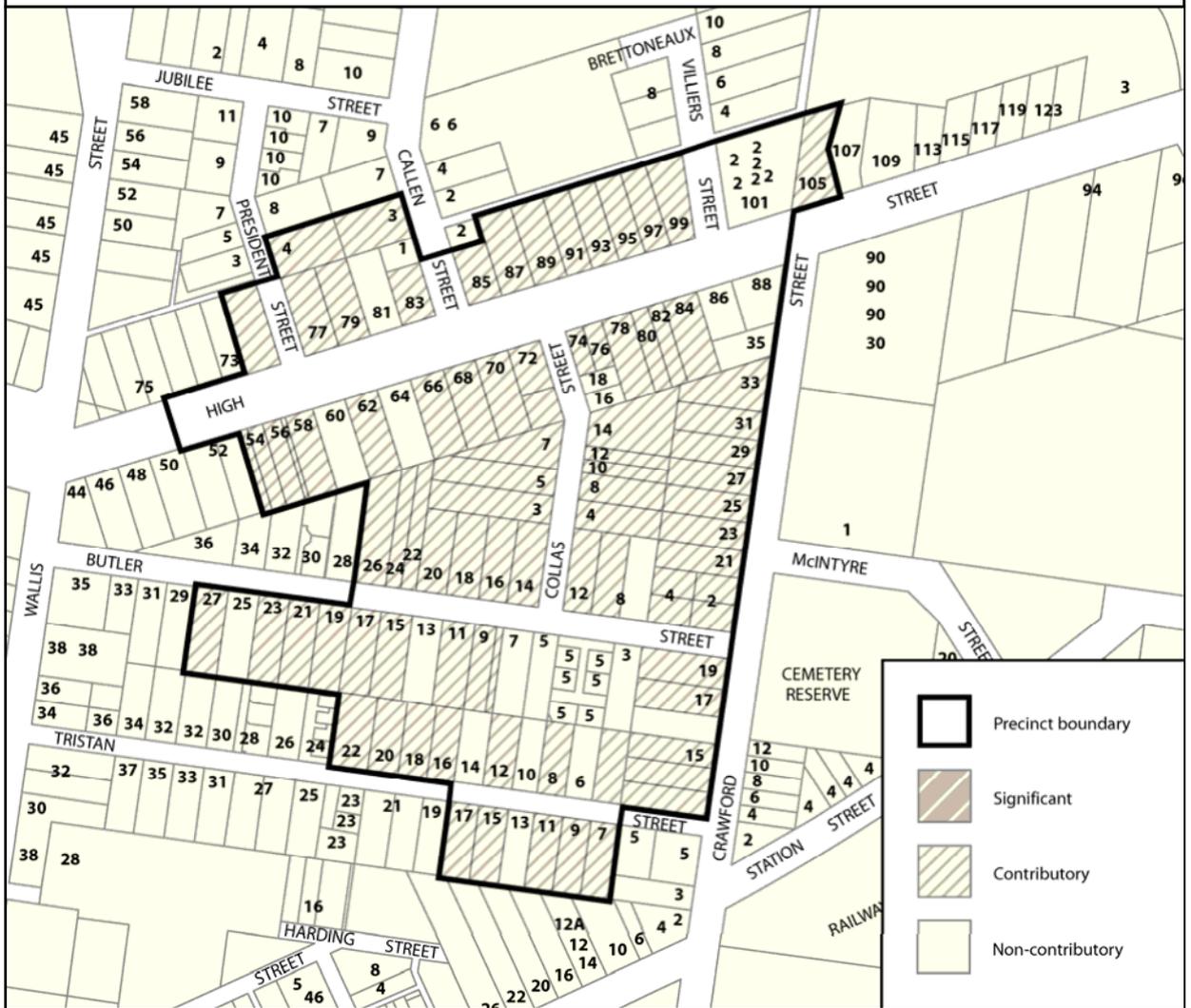
Incorporated Plan

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Aboriginal Heritage Place

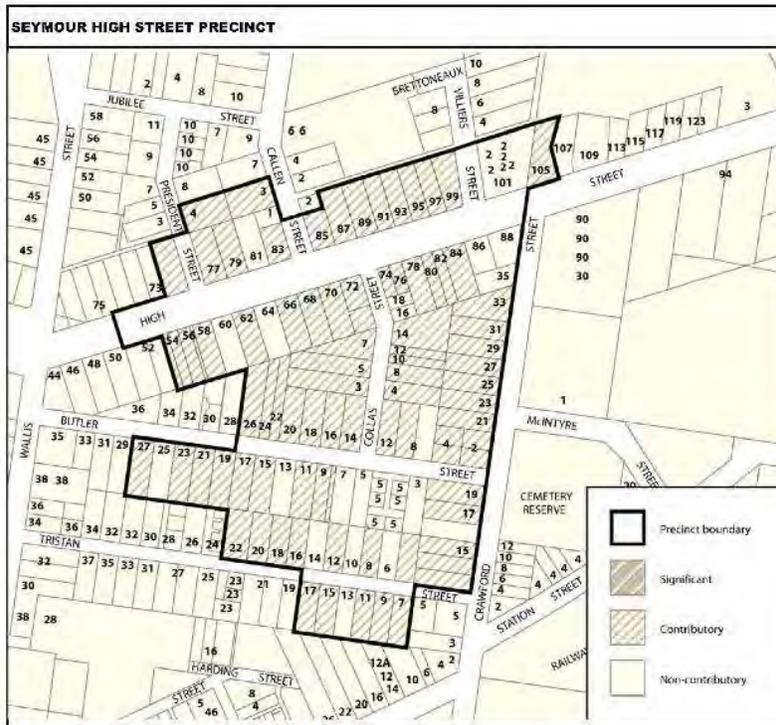
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SEYMOUR HIGH STREET PRECINCT



HERITAGE CITATION REPORT

Name Seymour High Street
Address 11-35 CRAWFORD ST, SEYMOUR 3 CALLEN ST, SEYMOUR 3-7 & 4-18 COLLAS ST, SEYMOUR 4 PRESIDENT ST, SEYMOUR 4-22 & 7-17 TRISTAN ST, SEYMOUR 54-88 & 75-105 HIGH ST, SEYMOUR
File No 1836
Significance Level Local
Place Type Mixed Use Precinct, Residential Precinct
Citation Date 2012





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Early land tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve. The Sale Plan of Town & Suburban Lands at Seymour in 1855 shows four new subdivided sections: A, B, C and D. Sections B and C were two triangles bounded by Emily Street to the north and the "Track used in the Dry season" to Avenel, and Tallarook Street to the south east and the track "To Dempsey's Station & Tallarook". Between these two triangles was a wide section of High Street on the plan, and had smaller blocks averaging one acre facing this street. The western boundary of these triangles is the present day Wallis Street. To the east of Wallis Street, a much narrower continuation of High Street angled to the north past paddocks, through the High Street Precinct and followed the "Track used in the wet season" to Avenel, indicating higher ground. The area to the north of High Street was enclosed by Whiteheads Creek, and contained allotments between seven and fourteen acres. The area to the south extended to the present day Anzac Avenue and Crawford Street in the west. Allotments between what became Butler Street and High Street ranged from six to seven acres, and those between Butler Street and Anzac Avenue were five acres.

The Sale Plan for Country Allotments in the Parishes of Seymour Tallarook & Lowry shows the Cemetery to the east of Crawford Street. Allotments in the High Street Precinct and to the north of High Street were purchased by J. (John) Clark on 18 September 1851. Allotments between Wallis Street, High Street, Crawford Street and Butler Street were purchased by T. Clark on the same day. Land to the east of Crawford Street was purchased by P. (Patrick) Hanna in September 1864. On 16 October 1851, W.H. Greary purchased five acres between Tristan, Wallis and Butler Streets and J. Colvin purchased five acres between Harding, Wallis and Tristan Streets. On the same day, the two other five-acre allotments in the High Street Precinct south of Butler Street were purchased by J. (John) Clark.

Land Owners

HERITAGE CITATION REPORT

Clark(e), John

John Clark arrived in the area from New South Wales in January 1838. His wife and two small children joined him some time later. He established the Traveller's Rest Inn at the Old Crossing Place, Mitchellstown, however by late 1839 he was operating the Robert Burns Inn, also referred to as Clarke's Inn, near the present day Manners Street taking advantage of the New Crossing Place on the Goulburn River. He also operated a cattle station on the site now known as Northwood Park. John Clark was the first owner of most of the High Street Precinct.

Hanna, Patrick

Patrick Hanna built the low-level bridge over the Goulburn in 1862-63 and purchased the old Seymour Hotel property on the western side of the river. In 1866 he was elected to Parliament.

Street names

Possible origins of street names in the High Street Precinct:

- Butler Street: James Butler owned property on the eastern side of the Cemetery, in line with Butler Street. Butler also grew wheat and oats on Clark's and others land bounded by High, Crawford, Tristan and Wallis Streets - this area was referred to as "Butler's Paddock" in the Shire of Seymour Rate Books.
- Callen Street was also referred to as Callen Street and Callen's Paddock in the Shire of Seymour Rate Books. David Callen owned extensive grazing land in the area during the 1870s and 1880s as did Andrew Callen during the 1880s and 1890s.
- Tristan Street: William Tristan of the *Seymour Express* was a stock and station agent in partnership with T.G. Collas.

Residential subdivision and development

The "Great Flood" of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the "Old Town" around Emily Street and the wide section of High Street to the "New Town" on higher ground to the east. This location was about half way between the old commercial centre in Emily Street and the railway station.

As shown in the Environmental History, the people of Seymour adapted to the "cycles of the Goulburn River" by moving to higher ground away from the river. The floods also determined the location of the railway line and station on higher ground to the south east of the old town.

The Shire of Seymour Rate Books show that expansion into High Street occurred about 1874. Although some activity may have occurred at this time in the High Street Precinct, most of these entries would have been west of Wallis Street which is outside the precinct, as Martindale states that Butler's Paddock, which was east of Wallis Street, was "surveyed and cut up for building blocks" in 1885.

Entries for Paddocks and street in the area of the High Street Precinct appear in the Rate Books from that year, therefore 1885 should be considered as the start of the residential movement into the Precinct. The sequence of subdivision and occupation of the streets in the High Street Precinct was:

1885: Butler's Paddock which included land bounded by High, Crawford, Tristan and Wallis Streets. This land was originally owned by John (and T.) Clark and Geary.

1885: Callen Street. This land was originally owned by John Clark.

1888: Gloster's Paddock which included land between High and Wallis Streets and north of Jubilee Street. This land was

HERITAGE CITATION REPORT

originally owned by John Clark.

1891: President Street. This land was originally owned by John Clark.

1891: Collas Street. This land was originally owned by John Clark.

1892. Tristan Street (south side) This land was originally owned by John Clark and Colvin.

The majority of the extant historic buildings in the precinct were built of timber at the end of the nineteenth century and in the early twentieth century. Most of these were built between 1885 and 1917 in a Victorian or Federation architectural style. The remaining houses were constructed between 1917 and the Second World War and are predominantly designed in the Interwar Bungalow style of architecture and most are located on the south side of Tristan Street and the northeast section of High Street.

Methodist church

On the west side of Crawford Street south of the Cemetery is the Uniting (formerly Methodist) church and halls. The Jubilee Hall in Tristan Street was built in 1912 and later the Seymour East Mission Hall was moved to the rear in of the Jubilee Hall. These buildings are shown on the 1917 map and the 1963 map. The Methodists eventually sold their land and church on the corner of Emily and Tallarook Streets and moved to the more central location, next to their halls, where the new church was constructed in Crawford Street and opened in March 1925.

Description

Physical Description

The Seymour High Street Precinct includes all of Collas Street and parts of Butler Street, Callen Street, Crawford Street, High Street, Jubilee Street, President Street, and Tristan Street. The precinct is especially characterised by a suburban residential character developed from the mid-Victorian era to the mid-twentieth century, with an emphasis on single storey development allowing plenty of air, sky, vegetation and trees between the houses. The majority of the extant buildings are constructed in timber with weatherboard wall cladding and corrugated galvanised iron roofing.

Evidence of early urban design is seen in the street and allotment layout, the street and allotment sizes and some mature exotic canopy street trees. The remains of historic engineering infrastructure (unmade roadside verges and brick drains) is found in High Street. The remaining streets are primarily late twentieth century concrete kerb and channel with kerb-to-kerb black asphalt.

Other contributory elements include views to the mountain ranges to the south from President and Callen streets and of the churches on the east side of Crawford Street. Collas Street is the most intact as all of the original houses are extant. There are also secondary urban foci that include the early and substantial trees in various private gardens. There are only a few very large trees in the private gardens of the residential area. The low fences, formal gardens of lawns, hedges and shrubs make spacious use of the public realm and provide a soft interface between the roads and the houses.

High Street

High Street is the earliest developed section of the precinct and is the pivotal feature for historical and physical reasons. It dates from the earliest development of Seymour as the 'track used in the wet season' connecting the river crossing to the Sydney Road track to Avenel and beyond. It is now sealed and continues to function as a major thoroughfare. Physically it is much wider than the other streets in the precinct and is at a sharp angle to the grid pattern. The irregular boundaries

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of the precinct contain predominantly regular rectangular allotments, altered in some places by the alignment with High Street. High Street runs diagonally (east-west) along the top third of the precinct and physically divides the precinct into two main physical patterns of subdivision and development. Allotments and streets off High Street and to the north are aligned with the angle of High Street. To the south of High Street the allotments are aligned with the main grid pattern of Seymour township.

There are several mature exotic street trees, which appear to be the remains of a street beautification project, possibly as part of a memorial avenue. A particularly important feature is the remains of early road and drainage infrastructure, which is extremely rare in Seymour and Mitchell Shire. Either side of the centre strip of asphalt are gravel verges which are complimented by bluestone spoon drains at the west end on the south side from 50 to 64 High Street, and red brick spoon drains on the south side from Collas Street to 64 High Street.

Housing styles

The various styled houses which contribute to the heritage precinct form a harmonious group as they are all single storey, predominantly set back from the front boundary to form front gardens, all oriented to be aligned with the grid allotment design of the original subdivision pattern, and all have hipped or gabled roofs.

All of the significant residences in the Seymour High Street precinct are single storey and constructed primarily of horizontal weatherboard wall cladding, although there are some constructed in red brick masonry, with hipped or gabled roofs predominantly clad in galvanised corrugated iron, with a small number in slate, but a few Interwar houses have tiled roofs. The size of the houses varies considerably, from a modest Victorian cottage or interwar Bungalow, to a more substantial Victorian Italianate or Federation villa. Early brick chimneys adorn the rooflines of these houses, with either narrow or wide eaves, and timber framed double hung or casement windows.

Architectural styles illustrate the age of houses in the precinct. Victorian period houses were popular from the 1850s to the 1890s, while Georgian houses were earlier than Italianate ones. Federation period houses date between the late 1890s and c.1915, and included Arts and Crafts, Cottage, Queen Anne and Bungalow variations in this precinct. Interwar period houses were popular from c.1915 to the 1940s and included Bungalow, Californian Bungalow and Georgian Revival. Examples of the various styles include:

- 80 High Street, Pre 1885 Victorian Georgian
- 82 High Street, Victorian Italianate
- 62 High Street, Victorian Italianate
- 14 Butler Street, c.1905 Federation Arts and Crafts
- 22 Butler Street, c.1910 Federation Cottage
- 26 Butler Street, c.1910 Federation Queen Anne
- 8 Tristan Street, c.1915 Federation Bungalow
- 84 High Street, c.1925 Californian Bungalow
- 19 High Street, c.1940 Interwar Georgian Revival

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.

HERITAGE CITATION REPORT

- To conserve the consistent garden suburb character of the precinct and in particular to:

- . conserve the general uniformity of scale and siting throughout the precinct including single storey height and regular alignment of the front of the buildings to the grid layout.
- . conserve the uniformity of front and side setbacks, building separation and subdivision pattern.
- . retain the open views of front gardens created by low or no front fences.

- To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.

- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the

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place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

a. Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.

b. Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.

c. Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.

d. Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.

e. Encourage the use of fence styles that are appropriate to the era of the house.

f. Ensure that fences do not obscure the visibility of the house from the street.

g. Encourage garages or carports to be situated at the rear of dwellings.

h. Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.

i. Encourage the undergrounding of infrastructure such as telephone, and data lines.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

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Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

1. Significant and contributory Victorian, Edwardian, and inter-war dwellings are conserved.
2. Additions to significant or contributory dwellings do not exceed the maximum building height of the existing dwelling.
3. New infill buildings:
 - Should not exceed one storey in height to a depth of not less than 4 metres from the front wall.
 - Should contain a second storey primarily within the roofspace or setback not less than 4 metres from the front wall.
 - Have a springing height of the roof that is equivalent to adjoining buildings or, if these are different, an average of those of adjoining buildings;
4. New infill dwellings are sited as follows:
 - The front setback of the building is the same as the front alignments of adjoining buildings, or if these are different, the setback may be an average of the adjoining buildings;
 - The side setbacks are not less than adjoining residential buildings.
5. New garages and/or carports are located at the rear of existing dwelling or at least 1 metre from the front wall of the dwelling.
6. Front fences do not exceed 1300mm in height.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to

the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

The Seymour High Street precinct, is a residential area comprising houses and a church and hall that date from the late nineteenth century to the inter-war period. The following places/elements contribute to the significance of the precinct:

- The Victorian, Federation/Edwardian and inter-war houses (and any original or early front fences) at 9-11, 15-23 & 27 and 2-26 Butler Street, 3 Callen Street, 3-7 and 4-14 Collas Street, 17-33 Crawford Street, 75-79, 83-99 & 105 and 54-58, 62, 66-84 High Street, 4 President Street, and 4, 8, 12, 16-22 and 7-11, 15 & 17 Tristan Street.
- The consistency of scale (single storey), siting (detached with regular front and side setbacks) and materials including horizontal weatherboard or bi-chrome brick wall construction, hipped or gabled galvanised corrugated iron and occasionally slate roof forms with wide eaves, brick chimneys, timber framed double hung windows. Most of the significant houses in the precinct have decorative features, with verandah, roof or wall decoration.
- The 'garden suburb' setting with houses are oriented parallel to the street with wide setbacks and side driveways, along with low fences and footpaths with nature strips.
- The Uniting Church and hall at 11-13 & 15 Crawford Street.
- The remnant brick/stone gutters, unmade road verges and mature street trees (*Platanus sp.*) in High Street
- Views along High Street, and views to the mountains to the south from President and Callen streets.

How is it significant?

Seymour High Street precinct is of local historic and architectural significance to Mitchell Shire.

Why is it significant?

Seymour High Street precinct is historically significant as a place that is associated with the development of the 'new' town of Seymour after the opening of the railway in 1872 and after the creation of the first suburban allotments for residences on high ground after the 1870 floods. It demonstrates the significant growth of the town from the late nineteenth to the early twentieth century. The Uniting church within the precinct provides further evidence of community formation and growth in Seymour by the early twentieth century. (Criterion A)

Seymour High Street precinct is architecturally significant as a representative example of a residential area comprising housing from the late nineteenth to mid-twentieth centuries. It has aesthetic and design qualities associated with the residential development of that era including picturesque skylines created by the pitched rooflines and chimneys, accented by a backdrop of sky and trees, and gardens visible over low wire fences. The siting of the housing illustrates the emergence of garden city influences by the inter-war period. The streetscape of High Street is notable for the mature street trees and surviving early road layout. (Criteria D & E)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | ST MARYS CONVENT | File No | 928 |
| Address | 30 CRAWFORD STREET, SEYMOUR 90-92 HIGH STREET, SEYMOUR | Significance Level | Local |
| Place Type | School - State (public),Convent/Nunnery | | |
| Citation Date | 2012 | | |



ST. MARY'S PREBENTERY, SEYMOUR.

HERITAGE CITATION REPORT

| | | | |
|--|--------------------------------------|----------------------------|---|
| Recommended Heritage Protection | VHR - HI - PS Yes | | |
| Designer / Architect | Kempson, Conelly & Oldham, Fitsch, A | Architectural Style | Federation/Edwardian Period (1902-c.1918) |
| Maker / Builder | Buggy and Blake | | |

History and Historical Context

A Government grant of land for Catholic church purposes was given in the 'old' township of Seymour, but, owing to its low-lying position, it was abandoned in favour of the present high and commanding site in the 'new' township. The foundation stone of the original Catholic church was laid in 1871 and the building completed in 1887. Patrick Hanna donated the land for the church, school and presbytery and "also gave the church bell, and was, during his life, a liberal benefactor to St Mary's Church". The total cost of the church was about £2000 (Centenary Booklet).

Seymour was originally part of the Kilmore Parish. In 1890, Seymour was made a separate parish, one of 14 new parishes created by Archbishop Carr between 1887 and 1897 during a time of significant growth in Victoria. At the same time, construction was commenced on a presbytery, which was completed by 1895 at cost of £1200. It was described as "a handsome two-storey brick building situated on one of the finest sites in the new township" (Centenary Booklet).

According to Martindale (1982:134-5) a Roman Catholic school was commenced in the late 1880s in the church, Misses Renahan and Burns being teachers. In 1893 a brick room was built at the time when eighty-two children were on the roll under the care of Miss McDonnell (Carr, 1897:59-60; Martindale, 1982:134-5; Tender Notice). After Miss Graham and others had also served as teachers this school became Saint Mary's convent school on the arrival of teaching sisters from Mansfield in 1900. The staff, led by Rev. Mother Agnes, included Sister M. Berchmans who was still in the convent in 1957. Archbishop Carr officiated at the inauguration of the school to which a room was added in this same year, 1900. 

A two-storied convent, designed by noted Diocesan architect Augustus A. Fritsch, was built by Buggy and Blake in 1903. Previously the sisters lived first in a cottage in Crawford Street (Believed to be at No.31) and then at the corner of High and Collas Streets. It was there that the Sacred Heart College for both primary and secondary education was commenced till classes transferred to the new convent, where boarders were accommodated for a time (Jennings, 2000:163-9).

As noted by Bourke (1988:160) education was the cornerstone of policy enacted by Archbishop Carr who served from 1839 to 1899. Bourke concludes that:

There was no future for the Catholic Church, or indeed for any other religion, unless the children were given a thorough religious education not only in the home and in the church, but at school.

According to Bourke (1988:160) Carr constantly stressed that religious instruction 'could not be done sufficiently at home, nor in one hour on Sunday; it had to be given daily at school'. Between 1887 and 1907 the Catholic Church spent over £500,000 on parish schools and other educational buildings and as Bourke concludes 'even if all the records should be lost, the bricks and mortar which remain of his schools and of their extensions would bear mute and lasting witness to his policy' (Bourke, 1988:161-2).

The school's growth in the twentieth century necessitating remodeling and Archbishop Mannix consecrated the reconstructed school in 1930. Further additions were made in 1954 and again in 1957. In 1946 the primary grades of the college were merged with those of St Mary's and by 1988 the two schools were amalgamated into St Mary's College. The fence was constructed in 2000 with bricks from the first church (Jennings, 2000:163-9).

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As the Catholic population increased it was decided to build a new and larger church. This was commenced in mid 1938 and completed in June 1939. The foundation stone was laid by Archbishop Daniel Mannix on 12 March 1939, and Archbishop Mannix returned to consecrate the church in 1945. The builder and architect was Bart Moriatti of Melbourne. Many local tradesmen were involved in this project and just on one million bricks were used in the construction of the church (Centenary Booklet).

The old church was used as the Parish Hall before being demolished in 2000. The bell from the old church was mounted in a small brick enclosure situated just to the north-west of the 1939 church. The Presbytery was also demolished. In 1988 the two schools were amalgamated into St Mary's College. The fence was constructed with bricks from the first church (Jennings, 2000:163-69).

Sources

Bourke, Father D.F., *A history of the Catholic Church in Victoria*, 1988

Carr, Thomas J., *Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria*, A.H. Massina & Co, Melbourne, 1897

Jennings, John G. and Virginia, *The Schools of Seymour and District: 1846-1999*, Seymour & District Historical Society Inc., Seymour, 2000

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

Brochure 'Seymour Heritage Drive', Seymour and District Historical Society Inc., Seymour, n.d.

1990 St Mary's Parish Centenary celebration booklet, information from John Jennings

Tender notices

Kempson, Conolly and Oldham, 'Contract open for erection of school at Seymour', Australasian Builder and Contractor's News 16 September 1893 p.1

Kempson, Conolly and Oldham, 'Tenders accepted for erection of school at Seymour', Building, Engineering and Mining Journal (BEMJ) 20 October 1893 sp 6 MLI

A.A. Fritsch, cnr. Queen and Bourke Sts. 'Tenders accepted for erection of 2-storey convent for the Sisters of Mercy in Seymour', BEMJ 14 March 1903 sp 5. MLI

Relevant Historical Australian Themes

6.2 Establishing schools

8.6.2 Maintaining religious traditions and ceremonies

Description

Physical Description

The former St Mary's Convent is a two storey Federation era villa constructed of red face brick with a M-hipped iron roof. The two-storey verandah, which returns on the east side, is supported on substantial squared brick piers and has a timber balustrade to the upper level, and other timber detailing including a ladder frieze and angled timber brackets to the upper level. The skillion verandah roof has a small central gablet surmounted by a cross. Windows in the main elevation are tall double hung sash, arranged symmetrically in pairs. There is a large centrally placed front door. There are three brick and render chimneys.

The convent is setback from the road behind a circular asphalt driveway, which is of more recent origin, but may be based on an earlier layout. Remnant planting is limited to two semi-mature Italian Cypress (*Cupressus sempervirens*).

The convent is in good condition and has a moderate degree of external integrity. A gabled addition dating from the inter-war or post-war era has been made on the west side, and there is another addition at the west end of the verandah. Both additions have, however, been constructed in a manner that has caused minimal alteration to the form of the original building and are secondary in scale. Part of the upper level of the verandah has been enclosed and it appears that the verandah detailing has been recently restored along with the roofing material to the verandah and main roof.

The school comprises a complex of buildings that wrap around the east, south and west sides of the convent. The earliest surviving buildings, which may include remnants of the original 1893 building and early twentieth century additions, are the two freestanding brick buildings to the west of the Convent. Both buildings are in good condition, but have relatively low integrity. The building closest to High Street has a half-hip roof, now re-clad in colourbond. Windows in the east elevation are large double hung timber sashes arranged in pairs or triples with concrete lintels. It appears the building once had a group of three windows with arched profiles in the north end elevation facing High Street. An addition has been made along the west elevation.

The other early building, toward the centre of the school grounds, is distinguished by its tall gabled roof with Health Department vents along the ridge line and a brick and rendered chimney at the south end. It is constructed of face red bricks with white banding at eaves level and at dado level. Additions have been made to all elevations.

Statement of Significance

What is significant?

St Mary's Convent, designed by A.A. Fritsch and constructed by Buggy & Blake in 1903, in High Street, Seymour. The later additions to the convent and post-1940 school buildings on the site are not significant. The surviving pre-1940 school buildings are also not significant because of their low integrity.

How is it significant?

St Mary's Convent, Seymour, is of local historic significance to Mitchell Shire.

Why is it significant?

St Mary's Convent is historically significant as a tangible reminder of the importance of education to the Catholic Church in the early twentieth century and of the importance of Seymour as a Parish centre. It is an integral part of the Catholic Church complex in Seymour and demonstrates the continued development and growth of the church on this site in the early twentieth century. Socially, it is significant as a building that has strong association with the Seymour catholic community as a building that has been used for over 100 years. It is also significant as a representative example of the work of Diocesan architect, A.A. Fritsch. (Criteria A, G & H)

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Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Seymour Railway | File No | 1835 |
| Address | ANZAC AVENUE, SEYMOUR DOWLING AVENUE, SEYMOUR GOULBURN STREET SEYMOUR RAILWAY PLACE SEYMOUR STATION STREET, SEYMOUR | Significance Level | Local |
| Place Type | Rail Transport Precinct | | |
| Citation Date | 2012 | | |





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Early land tenure

The Seymour Railway precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve. The 1855 Sale Plan of Town & Suburban Lands at Seymour a large area of land to the east of Section C bounded to the west by Wallis Street, to the east by Crawford Street and to the south by the track "To Dempsey's Station & Tallarook" which became Anzac Avenue. The Precinct is located in the southern section of this land. In 1855 this area of land was divided into five-acre allotments with the Railway Precinct extending through allotments five to nine. The line then continued to the north east near the "Track used in the wet season" to Avenel. This land remained largely undeveloped until the construction and opening of the North-eastern railway to Seymour by the end of 1872.

Planning and construction of the North-eastern railway

Location of Railway Line and Station

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed. An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until the 1869 survey of Engineer-in-Chief, Thomas Higinbotham, was adopted. On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims.

The location of the proposed railway line and station was 0.8 kilometres to the south east of the established town centre of Seymour. The Old Town was centred about Emily Street and the Goulburn River crossing, where several severe floods occurred in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old

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Town is 440-450 feet.

The northeastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by 31 March 1872. A ceremony was held at Essendon on 20 June 1870 when the Minister for Railways turned the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line. On 28 April 1871 the contract for the Seymour to Benalla section was awarded to the company Styles, Murray, Styles & Beauchamp Ltd. for completion by 31 December 1872. The Styles group set up their main construction camp at Avenel.

Opening of the railway

The North-eastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872 however the bridge across the Goulburn was delayed for a lack of piers and girders. Rather than wait for the bridge to be finished, a decision was made to open the line with a temporary terminus at Schoolhouse Lane south of the river. A trial trip was arranged for 11 April 1872 when a train carrying "the Minister for Railways, Minister for Lands, Engineer-in-Chief, Locomotive Superintendent, Traffic Manager and several Parliamentarians" took 2½ hours to travel from Melbourne to Schoolhouse Lane. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the northeastern railway line would become "the great Australian highway between Sydney and Melbourne".

The celebrations for the opening of the line were held on 17 April 1872. Unfortunately Seymour missed out on the main celebrations because of the temporary terminus at Schoolhouse Lane and the "usual ceremonies of feasting, drinking and dancing" were held at Kilmore. Francis Longmore, Minister for Railways, attended a lunch in Seymour on the same day to mark the occasion.

The bridge over the Goulburn was christened on 24 June 1872 when the Victorian Railways 0-6-0 locomotive No.1 with twelve (empty) ballast wagons crossed the bridge and continued on to Avenel for use on the Seymour to Benalla stage of construction. The bridge was not fully tested until 26 August 1872 when "two locomotives hauling a string of wagons loaded with rails" crossed over it and signalled the imminent opening of the line into Seymour.

The Governor of Victoria, Sir John Henry Thomas Manners-Sutton, K.C.B., officially opened the line into Seymour on 2 September 1872. The goods shed was to have been used for the celebrations however it was not completed in time and a grand ball was held in a marquee erected near the station. The completion of the goods shed signalled another large celebration on 26 September 1872. This event was of particular importance to the people of Seymour and the cartage contractors of northeastern Victoria. The adverse conditions at the temporary terminus had resulted in some carriers preferring to cart supplies by road from Melbourne rather than collecting freight from Schoolhouse Lane. The Benalla newspaper, the *North-eastern Ensign*, was a victim of the freight problems when their paper delivery was delayed and they "went to press on borrowed paper of various colours".

The Seymour to Benalla section of the line was officially opened on 18 August 1873 and the Benalla to Wodonga section opened on 21 November 1873. The final connection between Melbourne and Sydney was not completed for almost another ten years. The line from Sydney to Goulburn was completed in 1869 however the next section from Goulburn was not opened until 1876 and the line to Albury was opened on 3 February 1881. The bridge over the River Murray and the first inter-colonial rail link was celebrated on 14 June 1883. Three trains carried dignitaries and officials from Melbourne to Albury for the celebrations however they were delayed at Seymour when fire broke out in one of the carriages.

Despite these developments individual trains still could not travel the full distance from Melbourne to Sydney, as each state operated on different gauge lines and passengers and freight had change trains at Albury.

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Duplication of the Railway Line

Within ten years of the opening of the line to Seymour, the station was "handling seventy train movements a day". Firewood for the growing population of Melbourne was one of the main commodities for the freight trains with many sidings along the line built specifically for loading firewood. Additional traffic was added to the main line from Seymour to Melbourne when the line through the Goulburn Valley to Numurkah opened in 1881. Funds were allocated for the duplication of the line between Melbourne and "a point south of the Goulburn River Bridge at Seymour" in August 1882. The new line was built to the east of the existing line and the final section to "Goulburn Junction" was completed on 18 October 1886. The cost of building a second bridge across the Goulburn was a deterrent to the duplication of the line through Seymour and it was not until 1942 "when the vital importance of this railway town rendered an additional bridge over the river essential".

Railway Structures and Buildings

When regular services commenced on 18 April 1872 between Melbourne and Schoolhouse Lane the only stations opened north of Essendon were Wallan Wallan, Kilmore and Broadford. Following severe criticism from the press and the public, O'Grady, Leggatt and Noonan (the contractors): offered to erect temporary accommodation for passengers at the intermediate stations and temporary residences for station staff. The passenger shelters were built during May, 1872, at a cost of £76 each and the stationmaster's residences cost just £90 each.

In 1872 and 1873 the contractors lodged four claims totalling £19,725 for "the provision of temporary station structures together with additional works not specified in the contract". It is probable that the temporary station at Seymour was included in this cost.

From Essendon to Tallarook on the northeastern railway line the placement of stations was considered an unusual feature. Where there was only a single line, the stations were built on the western or down side of the track. Another uncommon practice used on this section of the line, except for Tallarook, was that the "goods sheds and sidings were placed on the same side as the station building". Seymour conformed to what was considered a more traditional configuration with the station on the eastern side of the track and the goods shed on the western side.

When the North eastern line opened in 1872, travellers were confronted with "makeshift sheds and shelters" as station buildings however in 1874 the Government instigated a program to provide "permanent station buildings and better passenger facilities" at the major towns. Three different types of buildings were provided:

At the larger and more important towns like Seymour, Benalla, Wangaratta and Wodonga, the brick buildings measured 120 ft. x 37 ft. and incorporated the station master's residence and refreshment rooms for passengers. The architectural style was polychrome, which was a feature of Victorian Railways stations for the ensuing decade.

Goods sheds at Tallarook and other large stations to the north were 100 ft. x 36 ft. corrugated iron structures with timber frames and brick foundations. The Seymour goods shed was similar but longer at 150 ft. In 1874 Drew and Connell erected the permanent railway station at a cost of £3,844. In 1883 R Taylor carried out extensive alterations costing £5,817. The entire station was transformed and a new and impressive street facade, incorporating a clock tower, was erected to a design unique in Victoria.

In 1887 the street entrance was removed and work started on an additional platform road where the street once ran. The street was diverted, and an island platform thus formed. A new entrance, incorporating a vehicle and foot crossing over the new tracks, was provided. These works were completed in 1889. Further additions and alterations to the station building in 1926 unfortunately spoiled forever the handsome facade which had faced the road entrance.

Originally there were three tracks for the goods yard that proved inadequate for the amount of traffic through Seymour. In 1881 the line to Numurkah was opened and in 1883 there were an estimated "70 train movements a day through Seymour". In 1885 the goods yard was enlarged to nine tracks, the original goods shed was demolished and a new goods

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shed erected on the boundary. The goods tracks were also lengthened in 1909 and 1930 to accommodate longer and heavier trains.

By 1886 the Seymour rail yard was interlocked with signal-boxes at each end. The interlocked gates at level crossing at the southern end was controlled by "A" signal-box and "B" signal-box controlled the interlocked gates at the Victoria Street crossing to the north. The December 1929 extensions southwards of four yard tracks entailed construction of a second bridge over Anzac Avenue with two spans. A third bridge, to accommodate the Standard Gauge line was constructed in 1959-60. At this time Anzac Avenue was widened from two to four lanes. The original 1882 bridge was replaced by a steel and concrete structure in the 1970s. In 1961 the Victoria Street crossing was closed and 'the lever frame in "B" signal-box was replaced by one which had previously seen service at Cressy'.

The original track layout at Seymour included a two engine locomotive shed with a 42-foot turntable "beyond the station", however this soon became inadequate. In 1887 beyond the Victoria Street Crossing at the northern end of the station work started on a new locomotive depot with nine bays, repair shops and a brick administration building. The rest of the roundhouse-type shed was constructed from timber and corrugated iron. In 1901 it was extended to 13 bays, and in 1910 a further seven bays were added. A 70-foot turntable was provided in 1907, to be replaced with an electrically-powered unit in 1953.

In 1949 work was completed on the Seymour Up Marshalling Yard that was about a mile north of the station on the east side of the main line. The purpose of this yard was to marshal southbound trains instead of using the overcrowded main yard. It was originally intended that "all traffic from Echuca and stations north would be diverted to Melbourne and Seymour via Toolamba, instead of via Bendigo. The marshalling yard had very little use and ended up as a storage area for empty wagons.

In 1995 the Seymour Station refreshment room was restored and upgraded and was available for special function bookings. Government funding in 1997 was scheduled to refurbish the old parcels office and booking office, roof of the station and parcels office, and for exterior repairs and revitalisation.

Railway staff residences

The house at No. 7 Anzac Avenue was the "Loco Foreman's house". In the 1950s Mal Magnay, Superintendent of the Loco, lived there followed by Ernie Casey. In more recent years the house has been a doctor's surgery and the Train Stop restaurant. There is another early twentieth century weatherboard residence adjacent to it and a row of post-war staff residences of standard design in Dowling Street opposite the bowling club and an Edwardian house at 2 Goulburn Street. These are the remnants of many houses once provided by the Railways for their employees within Seymour.

Mobilisation (Mob) Siding

An extensive area of storehouses, magazines and vehicle parks which were intended to hold all the stores required on general mobilisation" was established near Delatite Road c1920. This area became known ever after as "Mob Siding" to all except the Royal Australian Army Ordnance Corps who gave it the name Tel -el-Kabir Barracks in 1965. In 1921 a mile-long siding was constructed branching off the main line in the Seymour station yard near the former Chittick Street, running virtually parallel with Wimble Street and ending at Delatite Road. The large storehouses were west of Delatite Road and the explosives area east of Delatite Road. Please refer to the separate place record for further information about the history and development of Mob Siding.

Influence of the railway upon the development of Seymour

The opening of the railway had an immediate and lasting influence upon the development of Seymour and the present location of the commercial area of Seymour in Station Street emphasises the influence of the opening of the railway line and station on the businesses of Seymour. As identified in the Environmental History, the business area of the town relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and the growth of the residential area in the nearby High Street Precinct.

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The 'Old Town' of Seymour was established near the River crossing prior to the construction of the railway in the 1870s and as noted above, the station was situated slightly less than one kilometre from the 'Old Town' on land that was more elevated and therefore less flood-prone. The "Great Flood" of 1870 and the opening of the railway to Seymour by 1872 were the two main reasons for the move of the population from the "Old Town" around Emily Street to the "New Town" to the east that was centred about the railway station.

Shops were built immediately to the north of the station, in Station Street, and dwellings were sited in nearby subdivisions. Before long, houses were also built on the southeastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary. As Jennings notes:

Seymour was first and foremost a railway town. It was the principal maintenance and repair depot for the north-east and north-central lines.

In its heyday the railways employed more than four hundred men. With their families, they totalled about 1,500 people, which was almost one third of the population of Seymour. The introduction of the standard gauge line through Seymour had a severe effect of the size of the workforce in the town. By 1963 the number of railway employees had dropped to three hundred, although they still occupied one-fifth of the homes in Seymour. Further reductions occurred with the introduction of diesel in 1966 and the allocation of major engine repairs to Bendigo, Ballarat or Melbourne. More than anything else, the railway had the greatest impact on the development and history of Seymour.

Chronological Summary

- 1869: North eastern line surveyed
- 1870: Land to be claimed for railway and construction begins
- 1872: Melbourne to Seymour section of line opened
- 1872: Goods shed constructed
- 1872: Locomotive shed for two engines with 42-foot turntable 1872-3: Temporary station buildings erected
- 1873: Seymour to Benalla section of line opened
- 1873: Benalla to Wodonga section of line opened
- 1874: Permanent station erected
- 1881: Sydney to Albury line opened
- 1881: Line to Numurkah opened
- 1882: Construction of road underpass
- 1883: Line over River Murray opened
- 1883: Extensive alterations and new street facade
- 1885: Goods yard increased to nine tracks
- 1885: Original goods shed demolished
- 1885: New goods shed erected on boundary
- 1886: Duplication of line to Goulburn Junction (south of the river) completed
- 1886: Interlocked gates at level crossing at northern end (Victoria Street) controlled by "B" signal-box
- 1886: Construction of pedestrian subway
- 1887: New loco depot erected with 9 bays, repair shops and brick administration building
- 1889: Island platform, street diverted, new entrance, vehicle and foot crossing
- 1901: Loco depot extended to 13 bays
- 1907: 70-foot turntable for loco depot
- 1909: Repairs made to road underpass

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1909: Goods tracks lengthened
1910: Loco depot extended to 20 bays
1920: Ammunition depot established near Delatite Road (Mob Siding)
1920: Branch line and Mob Siding constructed
1926: Additions and alterations to station building
1930: Goods tracks lengthened
1930: The "underpass" of the Goulburn Valley Highway widened to accommodate extra lines above
1942: Duplication of line over Goulburn Bridge completed
1949: Seymour Up Marshalling Yard completed
1949: Marshalling Yard controlled by signal-box "C"
1954: Electrically-powered turntable for loco depot
1961: Victoria Street crossing closed
1961: Anzac Avenue underpass widened from two to four road lanes
1962: Standard gauge through Seymour
1966: Seymour changed to diesel
1971: Loco Round House demolished
1975: Mobilisation Line Siding closed
1981: Refreshment Rooms closed
1990: Mob Siding closed
1993: Loco Workshops closed
1997: Refurbishment of Parcels Office to become waiting room
1997: Refurbishment of Booking Office and Station Master's Office

Development of the Railway Reserve

The triangular area of land enclosed by Anzac Avenue, Watson Street and the Railway is shown on the 1917 Water Reticulation Map of Seymour as two sections containing sixteen buildings. It is not, however, divided into individual allotments. The 1927 Goulburn Park Estate Sale Plan shows ten buildings in the eastern section but no buildings in the western section that bear the notation "Site for Railway Institute". The 1963 Sewerage Plan of Seymour shows tennis courts and the bowling green beside the Victorian Railways Institute Hall.

Victorian Railways Institute (VRI) and Bowling Clubs

Tom Berry, secretary of the Seymour VRI Bowls for 37 years confirmed that the building was erected in 1927. Mr Berry joined the VRI Mens Bowling Club in 1948. In the 1930s the VRI Hall provided emergency accommodation for students from the State School in Tallarook Street when it was inundated by floodwaters.

In the 1940s and 1950s the VRI was one of three halls where dances were held weekly in Seymour. Although they were not very big, the Saturday night dances at the VRI Hall were very popular with the young people. Joy Waugh recalled that "by the time you had locals plus National Service chaps the hall was overflowing. Luckily for the girls there were several chaps to each girl, so there was no fear of being a 'wallflower'." Patricia Morgan also recalled the dances in the 1950s "which were always full of army boys, but we were not allowed to talk to them, only to the local boys". By the 1960s the dances at the VRI Hall had stopped.

JW Elliott Reserve

The JW Elliott Reserve contains "The Black Engine" D3 684. This locomotive was built by Walkers Ltd of Maryborough, Queensland in 1913. It entered service on 7/8/1913 bearing the number DD659. It became one of a class of 263 engines and was originally painted Canadian Red. Its colour was changed to black in 1920. In 1930 DD659 was converted to a superheated locomotive with the fitting of a new boiler to increase its hauling power. It re-entered service numbered D3 - 684 and was fitted with a modified front end and automatic couplers, re-entering traffic on 22/8/1937. An electric

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headlight was fitted on 4/8/1957. After 905,887 miles D3 - 684 was taken out of service and placed off register on 30/11/1964.

On 12 August 1964, following representations from Dr Colin Officer, Secretary of the Seymour and District Historical Society, to Mr. George Brown, chairman of the Victorian Railways Commissioners, an option to purchase D3 - 684 was given. The purchase price of Â£300 was raised by public subscription with at least a third being contributed by Seymour Railwaymen. Both Marie Dominguez and Dorothy McDonald remember the train arriving in two sections aboard two large army trucks. Anzac Avenue was lined with people who had come to watch. It was quite a big day for the town.

The locomotive was placed in the park beside the Victorian Railway Institute Building in Anzac Avenue. It was transported to the site by Army tank loading equipment with the help of railway volunteers and others, and the job was completed on 19 January 1965. In March 2002 cosmetic repairs and re-painting was carried out and a protective fence was built.

The parkland surrounding the locomotive D3 - 684 was subsequently named Elliott Park to commemorate a well known Seymour driver, Jim Elliott, who was a long serving member and sub-branch secretary of the Australian Federated Union of Locomotive Engineers. Jim Elliott was a long time railway man but was also a member of the Seymour Shire Council. He was a Councillor from 1964 until 1975.

Spirit of Progress Park

This park is on the site of the VRI Tennis Courts. It is at a higher level than the adjacent Elliott Park. After new tennis courts were constructed at Chittick Park in the 1980s the VRI Courts lay idle for many years. In 1998 a group of local people, under the banner of an organisation called "Part of the team" developed this park by voluntary labour. There are two plaques on a large rock in "Spirit of Progress Park". The first memory that Dorothy McDonald has of her arrival in Seymour in September 1947 was seeing "the two palm trees, the tennis courts and the VRI Hall". The tennis courts were removed some time after 1963 however the palm trees still exist in the Spirit of Progress Park. The Spirit of Progress Park plaque reads :

Dedicated to the historic links between Seymour and the railways and to the positive futuristic attitude of the people of Seymour. Developed with the enthusiasm, enterprise and teamwork of the local community to a plan by Louise Malouf. The park was opened on 17 October 1998 by the Hon. Marie Tehan MP, Minister for Conservation and Land Management.

Seymour Railway Heritage Centre

The following description was obtained from the Seymour Railway Heritage Centre website:

The Seymour Railway Heritage Centre was established in 1983 as the Seymour Loco Steam Preservation Group to restore and operate steam locomotive J 515.

Locomotive J 515 was transferred from Newport to Seymour in January 1984 in an unserviceable condition. Return to service was achieved in June 1988 following thousands of hours of dedicated volunteer work by members.

Since the restoration of J 515, diesel electric locomotives T 320, T357, B 74, GM 36, S303 and diesel electric rail motor No. 58 as well as many carriages, have been fully restored to operating condition.

The Depot is adjacent to the former Victorian Railways Locomotive Depot at Seymour ("Seymour Loco"), once home to the four streamlined S class Pacific steam locomotives which hauled the famous "Spirit of Progress" express between Melbourne and Albury.

The land upon which the depot is located has been purchased from various owners, as it has become available. There is currently about 4 hectares within the boundary fence not far from the centre of Seymour. Large sheds for undercover storage and restoration works have been erected, workshop facilities provided and around 3 kilometres of sidings built to accommodate an expanding fleet.

Description

Physical Description

Precinct boundaries

To the west and south the precinct is bounded by the whole of Station Street, Anzac Avenue between Station Street and Watson Street, Watson Street between Anzac Avenue and Wimble Street, Victoria Street from Wimble Street to and including the former Power Station on Victoria Street, the unnamed road reserve connecting with the western part of Chittick Street. The northern part of the precinct is bounded to the west by the unnamed road running north from Chittick Street and follows Oak Street across the Railway. The boundary then follows the railway reserve to Station Street.

Key features

This precinct is unified by its collection of historically significant rail structures and infrastructure and by their operational history, rather than by its visual homogeneity. It contains a collection of visually related structures all associated with the Station itself or the railway and its administration. This includes, within the triangle bounded by Watson St, Anzac Avenue and the Station itself, the Railway Institute Building and bowling greens, the adjacent (and still operating) water standpipe, the Victorian red brick railway residence, and adjacent staff houses including the row of simple weatherboard railway houses behind the bowling club, and the bowling club itself. It also includes the Spirit of Progress Park and the preserved steam locomotive, plaques and palm trees and centenary tree and the Elliot Reserve. Plaques in the park and the reserve celebrate:

- The Centenary Tree commemorating 100 years of trains on the Melbourne - Wodonga line and its planting by Mr. A. G. Gibbs, Chairman, Victorian Railways Board in November 1973.
- The opening of the Spirit of Progress Park by the Hon. Marie Tehan MP, Minister for Conservation and Land Management on 17 October 1998.
- "Seymour Historical Society. This Locomotive has been preserved as a Memorial to the Railway Industry and its workers and in memory of the days of steam. January, 1965."
- "Spirit of Progress Park. Dedicated to the historic links between Seymour and the Railways and to the positive futuristic attitude of the people of Seymour. Developed with the enthusiasm, enterprise and teamwork of the local community to a plan by Louise Malouf."

Significant trees in this area include the Canary Island Palms and centenary tree, mentioned above, along with a large Oak on the corner of Watson and Dowling Street.

The two storey Victorian station building (Victorian Heritage Register No. H1519) dominates this sub-precinct, with its tall polychrome brick chimneys. 'The down platform elevation consists of a single storey central pedimented section with turreted corner pilasters marked by two storeyed pavilions.'

Other features include the Victorian railway goods shed near the corner of Crawford Street and Station Street and the

railway turntable beside the Oak Street overpass, both of which are part of the Victorian Heritage Register listing for the station complex. Around the area of the turntable, which once serviced an impressive round house engine shed, there are a number of railway sheds of various types, a pair of disused steam locomotive boilers and some railway bogies that be intended for future conservation. Early safe working and signalling equipment including levers, dwarf signals, and semaphore signals is found throughout this area.

The Seymour Railway Heritage Centre, partly occupies land once used for the mobilisation siding at the north end of Victoria Street. This area is best known for its moveable heritage and houses a number of locomotives and carriages that are undergoing restoration in recently constructed sheds. It also contains a collection of significant railway related structures including a water tower, signal towers, a locomotive water standpipe, the railway signboard for the 'Mob' Siding and what appears to be a signal box dating from the 1950s.

Adjacent to the Heritage Centre on Victoria Street is the former Seymour Power Station that comprises two large gable roofed corrugated iron sheds with curved ventilators along the roof pitches.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To support the adaptive re-use of buildings that are no longer used or required for their original purpose.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

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4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.
 5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.
 6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
 7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
 8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:
 - the building is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.
9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
 10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
 11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
 12. Conserve or reveal views that contribute to the significance of the precinct.
 13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. None specified.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

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Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Seymour Railway precinct comprises buildings, trees, infrastructure and other elements associated with the establishment and development of the railway line through Seymour since the late nineteenth century. The following places/elements contribute to the significance of the precinct:

- The Seymour Railway Station, platforms and pedestrian subway.
- Other pre-World War II buildings within the railway reserve including the goods sheds, engine sheds and other storage sheds.
- The turntable and associated infrastructure.
- Signalling and safe-working infrastructure dating from prior to World War II.
- Railway staff housing including the house at 7 Anzac Avenue, and the adjacent group of early to mid-twentieth century weatherboard houses in Dowling Avenue and Goulburn Street facing the Bowling Club.
- The water tower, standpipe and former signal box and Mob Siding sign at the Railway Heritage Centre.
- The former VRI Hall.
- The objects and features in the Spirit of Progress Park and the J.W. Elliott Reserve including the steam locomotive, the centenary tree, ceremonial plaques celebrating these places, and mature trees including Canary Island Palms (*Phoenix*

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canariensis), English Oaks (*Quercus robur*) and English Elms (*Ulmus procera*).

- The Railway Bowling Club.

- The views to and from the railway station complex, from the Station Street precinct and the Progress residential precinct.

Other buildings within this precinct are not significant.

How is it significant?

Seymour Railway precinct is of local historic, aesthetic and social significance to Mitchell Shire.

Parts of the precinct are of State significance. Please refer to the Victorian Heritage Register citation for further information (VHR H1591).

Why is it significant?

Seymour Railway Precinct is historically significant as a place that demonstrates the regional importance of Seymour as a railway town. The imposing station building with its large refreshment room testifies to its past importance as a staging point on the Melbourne to Wodonga line and as the junction of the north east and north central lines while the complex of associated infrastructure within the station reserve and the railway staff houses and other related buildings surrounding it reflects the importance of the railway to the social and economic life of the town. The locomotive turntable, which once serviced a twenty-bay roundhouse, is of particular significance as evidence of Seymour's significance as the principal repair depot for these lines as well as its role in supplying ready-fired locomotives for the next stage of the journey to Melbourne or Sydney. (Criterion A)

The station building is aesthetically significant as a finely designed two storey polychrome brick Victorian station building that incorporates the station master's residence. The landmark setting of the station is complemented by the classically striped interwar design of the Victorian Railway Institute building and the adjoining parkland. (Criterion E)

Seymour Railway precinct is socially significant as a place that has played and continues to play a central role in the lives of many local people. The collection of railway structures at the Railway Heritage Centre and the existence of the centre itself is an expression of how the town's railway history lives on in the enthusiasm of a number of its citizens. The railway buildings and infrastructure are also an important visual reminder of the central place that the railway holds in Seymour's labour history. The objects and features in the Spirit of Progress Park and the J.W. Elliott Reserve are testament to both the official recognition of the role of the railway in the history of Seymour and the enthusiasm of the community to participate in celebrating that relationship. (Criterion G)

The Victorian Railways Institute and the Bowling Club are both historically significant as an illustration of the practice of the railways to provide a place for learning, dancing, billiards, tennis, bowls and other social activities near the place of work for railway employees, their families and visiting soldiers in the town. (Criterion A)

Recommendations 2012

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

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| | | | |
|----------------------|--|---------------------------|-------|
| Name | FLOOD LEVEL MARKER | File No | 1263 |
| Address | WALLIS STREET, SEYMOUR (CNR.) STATION STREET, SEYMOUR | Significance Level | Local |
| Place Type | Memorial | | |
| Citation Date | 2013 | | |





Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

1. Early settlement; 1.7 Adapting to diverse environments
6. Developing cultural life; 6.4 Celebrating significant events

The township of Seymour also had to adapt not just to climatic differences, but also to the cycles of the Goulburn River. Subsequently the town began a sustained spread towards higher ground. The Great Flood of 1847, following on from that of 1844, saw the water above the windowsills - the earliest descriptions of Seymour are thus connected with a significant flooding event, highlighting the long history of coexistence of town and River. The alteration of the River course was completed in the great floods of 1870 and 1916. Floods were in fact responsible for the railway being built to the east of the town, to which the 'new town' of Seymour along Station Street owes its existence (Mitchell Shire Environmental History, 2006:39)

Place history

The flood marker at Seymour, established by the Seymour Historical Society is testament to the long history of

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interaction between town and River. The marker, which shows the height of floods over the past 150 years, was erected by the Seymour and District Historical Society after the 1974 flood. The location was selected because all major floods reached that point.

Sources

Aron, Dr Paul & Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study. Volume 2: Environmental History*, 2006

Oral history from John Jennings, Seymour

Relevant Historical Australian Themes

1.4 Appreciating the natural wonders of Australia

3.16.1 Dealing with hazards and disasters

7.6.12 Conserving Australia's heritage

Description

Physical Description

This is a small granite column situated at the corner of Station and Wallis streets, within the footpath adjacent to the building on that site. It has an angled top with the words 'FLOOD LEVELS' in raised letters. On the front side the levels of various flood events are indicated with dates and lines.

Comparative Analysis

While there is a number of memorial and monuments commemorated significant events, this is thought to be the only memorial in Mitchell Shire to remember natural events.

Statement of Significance

What is significant?

The Seymour Flood Level Marker, placed in 1974 by the Seymour & District Historical Society at the corner of Station and Wallis streets is significant. It is small solid granite column with an angled top with the words 'FLOOD LEVELS' in raised letters. On the front side the levels of various flood events are indicated with dates and lines.

How is it significant?

The Seymour Flood Level Marker is of local historic and social significance to Mitchell Shire.

Why is it significant?

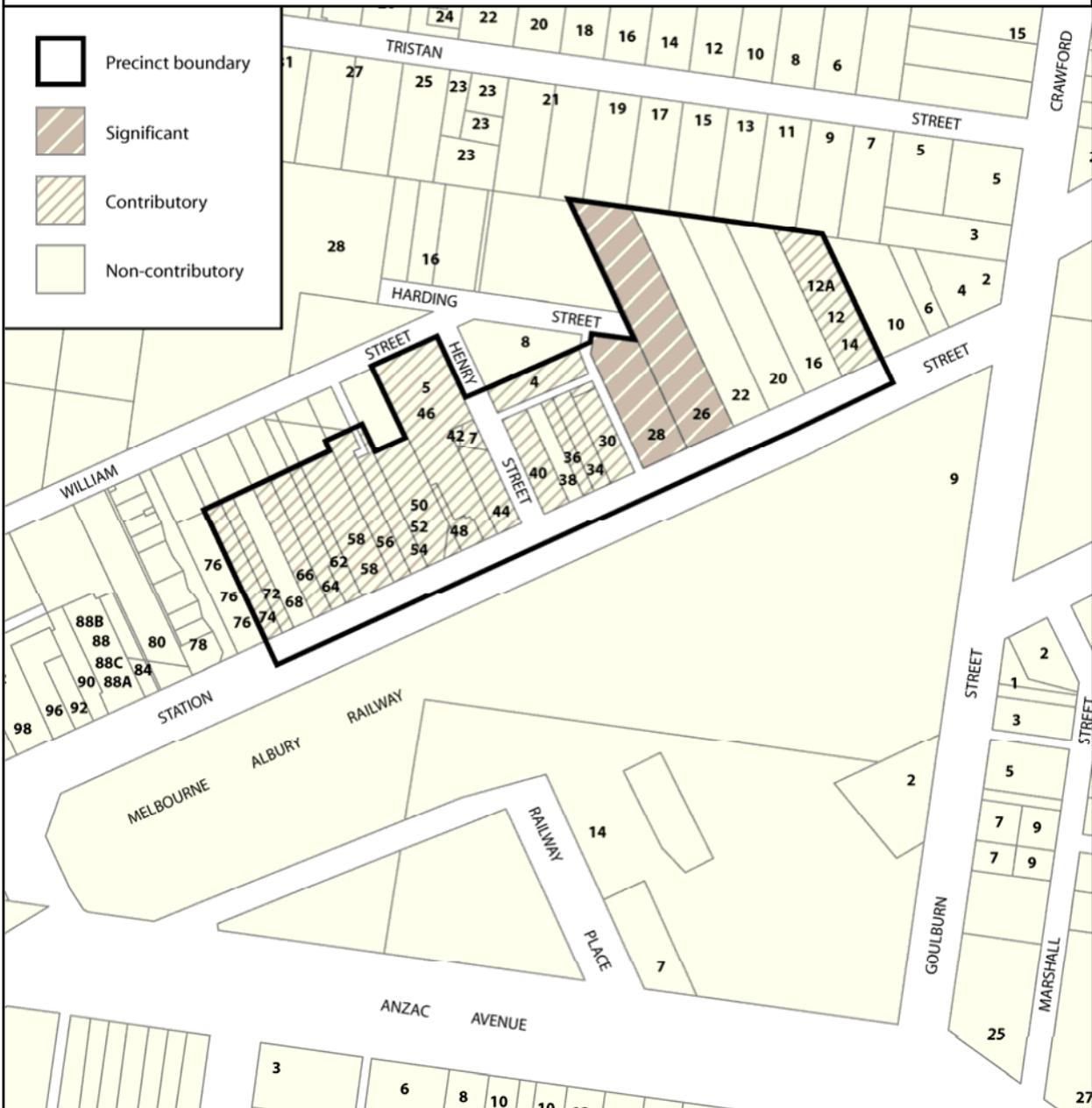
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It is historically and socially significant as testament to the long history of interaction between the historic development of Seymour and the Goulburn River. It provides tangible evidence of the impact of flooding upon the town, which ultimately led to the creation of the 'new town' of Seymour on higher ground close to the railway station. (Criteria A & G)

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

SEYMOUR COMMERCIAL PRECINCT



HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | Seymour Commercial | File No | 1780 |
| Address | 14-74 STATION STREET, SEYMOUR 4 & 5 HENRY STREET, SEYMOUR | Significance Level | Local |
| Place Type | Commercial Precinct | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Early Land Tenure

The Precinct comprises land that was identified in 1843 as part of the Village of Seymour Township Reserve. The Sale Plan of Town & Suburban Lands at Seymour in 1855 shows a large area of land to the east of Section C bounded to the west by Wallis Street, to the east by Crawford Street and to the south by the track "To Dempsey's Station & Tallarook," which became Anzac Avenue. The Commercial Precinct was located in the southern section of this land.

In 1855 this area of land was divided into five-acre allotments with the Commercial Precinct of Station Street extending through allotments five and nine and a small portion of allotment six. On 16 October 1851, J. (John) Clark purchased allotments five and nine, and in March 1852, S. Argyle purchased allotment 63.

Land Owners

Clark(e), John

John Clark arrived in the area as an Overlander from New South Wales in January 1838. His wife and his two small children joined him some time later. Initially he established the Traveller's Rest Inn at the Old Crossing Place, Mitchellstown, however by late in 1839 he was operating the Robert Burns Inn, also referred to as Clarke's Inn, near the present day Manners Street taking advantage of the New Crossing Place on the Goulburn River. He also operated a cattle station on the site now known as Northwood Park. John Clark was the first owner of most of the Commercial Precinct and 'it is said his barn stood on the site of the railway refreshment rooms'.

The Influence of the Railway

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed. An 1866 map shows the proposed line from Melbourne to Albury, but discussion over possible routes through different towns continued until an 1869 survey by the Engineer-in-Chief, Thomas Higinbotham, was adopted. The location of the proposed railway line and station was almost a kilometre to the south east of the established town centre. The "Old Town" was centred about Emily Street and the Goulburn River crossing, where several severe floods had been documented in the 1840s. The Railway Station is recorded as being 464 feet above sea level whereas the land around the Old Town was 440-450 feet.

The northeastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour by April 1872, however, the bridge across the Goulburn was delayed waiting for piers and girders. The official opening of the line into Seymour was held on 2 September 1872.

Although the "Great Flood" of 1870 and the building of the North Eastern Railway Line in 1870-72 were the two main reasons for the move of the population from the "Old Town" around Emily Street to the "New Town" to the east and centred around the railway station, it appears from entries in the Shire of Seymour Rate Books that the Commercial Precinct may have begun as a result of the confirmed survey of the railway line in 1869 rather than the opening of the actual railway line.

First Commercial sites in Station Street

Not all entries in the Shire of Seymour Rate Books show a street name, however many of the commercial premises such as shops, stores, and hotels have the street name included in the description. There are enough of these entries to give a good indication of the early growth of premises along Station Street.

The earliest entries that can be identified in Station Street do not include the street name in the description but includes words such as "near station", "near railway", "near railway station" and "railway st". These entries include descriptions of a "hotel" (1870, 1872, 1873), "hotel near railway" (1873, 1876), "hotel near railway station" (1874, 1877), and "Terminus

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Hotel" (1876,1879). The names of the operators of this hotel indicate that all the previous entries referred to the Terminus Hotel.

The first three Rate Book entries that are presumed to be from the Terminus Hotel are for John Finn. According to Martindale, John Finn was "an early licensee, if not the first" of the Terminus Hotel. This may have been the same John Fynn who, with Henry Bolton and John Tierney established the Seymour Brewery in the late 1860s and who also established breweries in Kilmore, Harcourt and Port Fairy.

In 1881 the Terminus Hotel was described as "recently erected" and was "substantially built of softwood, iron roof; contains 16 rooms, verandah front and back, large kitchen, 5 stalled stable, piggeries, coach house, etc". The hotel was destroyed by fire in 1897 and rebuilt on the same site. The existing building is constructed of brick and so it appears it may be the third Terminus Hotel and that John Finn's Hotel was completely destroyed in 1897, if not when the 'second' Terminus Hotel was constructed in 1881. The following list of shops or businesses that developed around the railway station, and were possibly in Station Street, shows the first entry for each person up to 1890:

- . 1870 : John Finn, Hotelkeeper, hotel/store
- . 1873 : James McKay, Hotelkeeper, hotel near railway station
- . 1876 : Michael McVilly, Hotelkeeper, Terminus Hotel (owner McKay)
- . 1876 : Charles Gaddern, Butcher, shop near railway station
- . 1876 : Alexander James Kennedy, Bark Merchant, store near railway
- . 1877 : Mary Wallis, spinster, shop near railway (later ran boarding house Station St)
- . 1878 : George Crane, Hotelkeeper, Terminus Hotel
- . 1878 : James Chittick, Baker, shop / bakery station (later described as Station St)
- . 1880: John Herley, Wheelwright, smith's shop near station
- . 1880 : Frederick & Charles Wallder, Butchers, butchers shop Station St
- . 1881 : Donald Chisholm Cameron, Storekeeper, store near station (also Hotelkeeper - Terminus Hotel)
- . 1881 : Archibald Hamilton Smith, Blacksmith, blacksmiths shop near station
- . 1882 : David Callan, Gentleman, blacksmiths shop Station St
- . 1882 : Thomas Dunn, Fruiterer, shop Station St
- . 1882 : Jane Henry, Storekeeper, store near station
- . 1883: George Barnes, Blacksmith, blacksmiths shop near station (later described as Station St and Henry St)
- . 1883 : William Neal, Blacksmith, blacksmiths shop near station
- . 1885 : Henry Joseph Barns, Blacksmith, blacksmiths shop near station (later described as Station St)
- . 1886 : William Campbell Ballintine, Storekeeper, produce store at station (later described as Station St)
- . 1886 : Alfred Stephen Guilfoyle, Storekeeper, general store at station (later described as Station St)
- . 1886 : Thomas Arthur Lawford, Draper, brick shop near station (owned by Shattock)
- . (possibly 1886 : Samuel McLure, Storekeeper, general store near station
- . 1886 : Bernard O'Reilly, Hotelkeeper, general store near station (later described as Station St)
- . 1886 : Flora Smith, Draper, drapers shop near station (later described as Station St)
- . 1886 : William H Tristan, Printer, printing office near station
- . 1887 : William Hutchinson, Bootmaker, shop railway station
- . 1889 : Ah You, Fruiterer, fruit shop Station St
- . 1889 : John Doyle, Stone/Wine Merchant, shop Station St
- . 1889 : Mary Jenkins, Housekeeper, shop Station St
- . 1889 : Elizabeth Laurie, Shopkeeper, shop Station St
- . 1889 : George James Mills, Baker, shop Station St
- . 1889 : William Henry Morris, Saddler, shop Station St
- . 1889 : Charles Pearce, Shoemaker, shop Station St
- . 1889 : Edith Stanbrook, Housekeeper, boarding house Station St
- . 1889 : Arthur J Swindley, Shopkeeper, shop Station St

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- . 1889 : Edward/Frederick Wiseman, Boarding House Keeper, boarding house Station St
- . 1889 : James Young, Barber, shop Station St
- . 1889 : Fit Ley (Leh), Fruiterer, shop Station St

This list shows that a hotel providing refreshment and accommodation was the first commercial business in Station Street. The next businesses confirmed in Station Street, in chronological order of first appearance, were: a baker, butcher, store (undefined), blacksmith, fruiterer, produce store, general store, draper, wine merchant, saddler, shoemaker, boarding house and barber. This list shows that although the first business, the Terminus Hotel, was located opposite the railway station to cater for the trade it generated, other businesses soon followed to cater for the everyday needs of the local residents who moved to the area (on higher ground) referred to as the High Street Precinct, just to the north of Station Street.

The Rate Books provide evidence of two gradual trends that Seymour businesses followed as they decided whether to move from their initial preference for the 1830s location near the Goulburn River crossing to the less flood prone land near the 1870s railway station. Some business people can be identified moving their businesses from the "Old Town" or Emily Street area to Station Street while others maintained businesses in both areas. In 1881, Donald Chisholm Cameron had a store in both Emily Street and "near [the] station". For many years in the late 1800s, James Chittick had the butter factory in Emily Street and a store and bakery in Station Street. In the early 1870s George Crane operated the Goulburn Hotel in Emily Street but by 1878 he had moved to the Terminus Hotel in Station Street. In the 1890s John Donnelly was operating a barber's business in both Emily Street and Station Street. From 1875 Alfred Guilfoyle operated a general store in Emily Street but in 1892 he moved to Station Street. In 1889 Fit Ley had a fruit shop in both Emily and Station Streets. In the mid 1880s, George Mills had a bakery in Emily Street but, by 1889, he moved to Station Street. Bernard O'Reilly operated the Goulburn Hotel and a store in Emily Street and at the same time had a store in Station Street in 1886-87. William Solomon operated shops in Emily Street throughout the late 1800s but also had two shops in Station Street in 1897. Frederick & Charles Wallder operated butcher shops at the same time in Emily Street and Station Street in the 1880s and 1890s. John Wheeler had a barber's shop in Emily Street from 1888 but he moved it to Station Street in 1899.

The first entry to include the words "Station St" in the description was Frederick & Charles Wallder, Butchers, in 1880, with the description being "Butchers Shop-Station St-Seymour". Many entries continued to use the term "near station" however by 1888 all entries with a location included the words "Station St". Martindale argued that:

in their anxiety to reap the commercial advantages of proximity to the station, the civic pioneers of the time built too close to the line, so that Seymour's present main shopping centre can never be attractive or convenient while it faces a narrow one-sided street. The Seymourite of the 1870s could not be expected to anticipate the future motor car but the street was too narrow and lop-sided even for a future confined to the horse and buggy, the dray and the bullock wagon.

It was perhaps the large amount of rail traffic that resulted in the narrowness of Station Street. The first permanent railway station was erected in 1874 and extensive alterations took place in 1883. This expansion of the railway area was responsible for the narrowness of Station Street, however the businesses who took advantage of the new commercial area would not have regretted the amount of trade brought by the railway which in 1883 was reported to be "70 train movements a day through Seymour".

Development of Station Street

As shown on the 1917 map, all allotments facing Station Street, except the two nearest Crawford Street, contained buildings. Some allotments contained two or three buildings, with narrow shopfronts, however many contained a single building fronting Station Street with a carriageway for access to the rear of the allotment. In some cases these provided access to buildings at the rear of the allotment that were possibly the residence, outbuildings, or another business. Henry Street, between 40 and 42 Station Street, connected to William and Harding Streets to the northwest. A right of way also existed between 28 and 30 Station Street.

Station Street became an even greater focus for the community of Seymour when the Federal Hall, opened in 1902, at 78-80 Station Street. It became the Shire Hall when the Shire Office was transferred there in 1929, however it was demolished in 1982. By 1963, many of the Station Street allotments had been subdivided and generally Station Street was a line of continuous buildings with the main exceptions being Henry Street and the right of way to the east, and number 16-18 Station Street which had vacant land facing Station Street and a building located to the rear of the allotment (Database Nos. 1801 and 1802). The precinct includes all properties fronting onto Station Street from Crawford Street to (and including) Halls shop at Number 74 Station Street.

Relevant Historical Australian Themes

- 4.5 Making settlements to serve rural Australia
- 8.1.3 Developing public parks and gardens
- 8.14 Living in the country and rural settlements

Description

Physical Description

The Seymour Commercial precinct is a one sided commercial shopping strip facing the Seymour Railway Station. The strip includes single storey shops of brick and weatherboard construction, two storey shops of brick construction and two two-storey hotels and a licensed club. Many of these buildings date from the late nineteenth and early twentieth centuries, with some inter-war buildings. Posted verandahs are an important feature of the precinct, but the Terminus Hotel is the only building which has retained its original front veranda. The most significant view is the panorama from the shopping strip to the railway station and associated infrastructure.

Significant and contributory buildings within the precinct include the following:

- The pair of late 19th century single storey single fronted gabled fronted timber shops at 12-14 Station Street.
- Terminus Hotel, 26 Station Street. A two storey Victorian hotel which retains much of the detailing from that period including a two-storied verandah.
- Railway Club Hotel, 28 Station Street. A two storied hotel with Victorian origins, reworked in Moderne style in the interwar period.
- The pair of Edwardian single storey brick shops at 30-32 Station Street.
- The pair of two storied Victorian shops at 34-36 Station Street.
- National Bank, 40 Station Street,
- The pair of Victorian/Edwardian single storey shops at Nos. 42-44 with a high decorative parapet with original signs, intact, and a significant restored interior.
- Bakery, 46 Station Street. A single fronted single storey brick shop from the late 19th or early 20th century.
- Betta Electrical, 48-50 Station Street. Single storey pair of shops from the late 19th or early 20th century.
- Thrifty (Diggles), 54 Station Street. Double fronted single brick/timber shop probably early 20th century.
- Pharmacy (Drapery), 58-60 Station Street. Pair of wide fronted shops with decorative parapets.
- Butcher (Bootmaker), 62 Station Street. Narrow single fronted single storey shop, c.1920s
- Sportscene (Chemist), 64 Station Street. Double storey Victorian shop.
- Keatings Newsagents, 66 Station Street. Double storey Victorian shop.

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- Credit Union, 72 Station Street. Single storey brick shop, c.1900s-1910s
- Hall's, 74 Station Street. Single storey brick shop, c.1900s-1910s
- The former carriageworks and bakery in Henry Street

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the consistency of scale and siting of buildings within the precinct and ensure that new development is compatible with it.
- To maintain the historic subdivision pattern of narrow allotments that is reflected in building design.
- To conserve and enhance the views to and from Station Street to the Seymour Railway Station.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or

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contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
12. Conserve or reveal views that contribute to the significance of the precinct.
13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. Discourage development that exceeds 8.5 metres in height, except when it is proposed to match the adjoining height of a significant or contributory building.
- b. Discourage upper level additions to significant single storey shops unless setback substantially so as to be only briefly visible to a passer-by.
- c. Discourage the removal or alteration of pre-World War Two shopfronts.
- d. Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original).
- e. Encourage the use of paint colours appropriate to the era of the building.
- f. Encourage the style, scale and location of signage to be appropriate to the era of the building.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

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- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

The history and description for this precinct is the source of evidence for the following statement of significance. Places identified as Significant on the precinct map also have an individual citation in this Study, which has further information about the significance of those places.

What is significant?

Seymour Commercial precinct comprises a group of commercial buildings dating from the late-nineteenth to mid-twentieth centuries along the north side of Station Street. The places/elements that contribute to the significance of the precinct are:

- The Terminus Hotel* at No.26 and the Railway Club Hotel* at No.28.
- The commercial buildings (shops, banks, etc.) at 12-14, 30, 34, 36, 40, 44-66, and 72-74 Station Street, with the exception of non-original elements such as ground floor shopfronts and cantilevered street awnings.
- The former bakery building facing Henry Street at the rear of 46 Station Street, and the former Carriage/Buggy works building at 4 Henry Street.

The buildings at 16-22, 38 & 68 Station Street, the post-war office building at the corner of Henry and William streets, and the street infrastructure (roadways, pathways, landscaping, street furniture) are not significant.

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*These places of individual significance have a separate citation in this Study.

How is it significant?

Seymour Commercial precinct is of local historic significance to Mitchell Shire.

Why is it significant?

Seymour Commercial Precinct is historically significant as tangible evidence of the establishment of the new commercial centre in Seymour after the survey of the adjacent railway was confirmed in 1869 and the continuing development of Seymour into an important commercial centre by the mid-twentieth century. The strong connection between the commercial centre and railway is clearly demonstrated in the names of the two hotels, the 'Terminus' and 'Railway', by the direct visual link between the hotels and the railway station and by the one sided nature of the centre which allows users to be continually aware of the presence of the railway. (Criterion A)

Recommendations 2012

External Paint Controls

Yes

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------|---------------------------|-------|
| Name | HOWARDS RESIDENCE (FORMER) | File No | 443 |
| Address | 5 TIERNEY STREET, SEYMOUR | Significance Level | Local |
| Place Type | Residence, Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended VHR - HI - PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Italianate

History and Historical Context

The property known as Timothy Howard's house is located on the corner of Emily and Tierney Streets. In 1857 Howard purchased approximately 40 acres being allotment Nos. 6 and 8-12 south of this site. In 1866 he purchased four adjoining town allotment Nos. 5-8, Section N, west along Emily Street from the corner of Tierney Street. Howard also owned other grazing property around Seymour, Whiteheads Creek and Tallarook.

On October 6, 1909 Timothy Howard's memories were published in the Seymour Telegraph. Speaking at the time, Howard remembered the 1870 flood and proudly remarked that his home was "the only dwelling in Seymour ... that can show traces of that wet time". No evidence has been found as to when Howard's house was built and the rate books do not help in confirming the date as Howard owned considerable property in and around Seymour and may have owned more than one house. The following select rate book entries may refer to the existing house on the corner of Emily and Tierney Streets:

- .1867: Kitchen, stable, garden
- .1868: House, kitchen, stable, garden
- .1869: 44 acres unfenced, house, garden. The Parish maps confirm that Howard owned approximately 44 acres around this property at this time
- .1878: brick house
- .1879: brick villa residence
- .1901: brick villa

Howard's house does not appear on the 1917 Waterworks Plan of Seymour however this may have been an omission as Howard died in 1915 and the house on this site has long been known as Timothy Howard's home by older residents of the town since deceased. The 1963 Sewerage Plan of Seymour shows Howard's house partly built on the roadway between his properties in Sections N and O with the bridge across the creek leading from Tierney Street to the house.

Timothy Howard was born in Limerick, Ireland and came to Melbourne in 1854. After spending about six months in Melbourne he moved to Seymour where, except for a short period at Kilmore, he was a member of the Police Force in Seymour until 1861. In Jan 1861 "reductions" were announced for the Victorian Police Force and Howard was discharged in February 1861. For five years he had been a senior constable in charge of the Seymour District. Howard spent the rest of his lifetime in Seymour heavily involved in local government and the community. In 1863 he became the first secretary of the Seymour Road Board, at a salary of £40 per annum, and remained in that position with the Seymour Shire Council until 1892. The position as secretary of the Road Board was initially part time involving two afternoons a week at the municipal office, however Martindale states that within a few years Howard "had become the shire Pooh Bah combining in himself numerous municipal functions". T. Howard was Shire president in 1906-07, however this could have been Timothy Snr. or Timothy Jnr. In 1862 Timothy Howard (Snr.) was secretary and clerk of the course of the Seymour racing club. In those days the "course" was where the current King's Park is located. The Hibernians lodge was formed in Seymour in 1871 and Howard was also its first secretary. From 1888-1892 he was secretary of the Seymour Waterworks Trust which established the town water supply in 1890. Timothy Howard and his wife Johanna, nee Moylan, had at least seven children in Seymour from 1857 to 1875. Johanna died in 1883 and Timothy died on August 10, 1915. Both were buried in the old Seymour Cemetery, as were several of their children.

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Sources

Township of Seymour, n.d. Source: State Library of Victoria, Put-away Plan collection, S261(3) (microfiche);
Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file).

Transcription of Shire of Seymour Rate Books. Source: Seymour & District Historical Society Inc. (computer file);

Seymour Waterworks Trust Reticulation Plan, September 13, 1917. Source: Seymour & District Historical Society Inc.; Seymour Sewerage Authority Plan of Sewerage District, 1963. Source: Seymour & District Historical Society Inc.

Sutherland, Alexander [ed], *Victoria and its Metropolis*, 2 Vols., Melbourne, 1888, p. 328; Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, pp. 60,87,117,119,120,142, 158; Jennings, John G. and Virginia, *Memories of Seymour*, Seymour & District Historical Society Inc., Seymour, 2003, pp. 12-16; Index to Members of Victoria Police 1853-1953, Victoria Police Historical Society (microfiche);

Victorian Police Gazette Consolidated Index 1859-1863, State Library of Victoria (microfiche);

CD-Rom Indexes to Victorian Births, Deaths, and Marriages, Macbeth Genealogical Services Pty Ltd, Victoria.

1. "Vic BDM Indexes." Reg 11148.
2. "Index to Members of Victoria Police 1853-1953," Victoria Police Historical Society.
3. "New Crossing Place," Martindale, H G, p. 60.
4. "New Crossing Place," Martindale, H G, p. 120.
5. "New Crossing Place," Martindale, H G, p. 87.
6. "New Crossing Place," Martindale, H G, p. 119.
7. "Victorian Police Gazette Consolidated Index 1859-1863," State Library of Victoria.
8. "New Crossing Place," Martindale, H G, p. 158.
9. "New Crossing Place," Martindale, H G, p. 117.
10. "New Crossing Place," Martindale, H G, p. 142.
11. "Vic BDM Indexes." Reg 9596.

Relevant Historical Australian Themes

2. PEOPLING AUSTRALIA
4. BUILDING SETTLEMENTS, TOWNS AND CITIES
- 4.5 Making settlements to serve rural Australia

Description

Physical Description

A substantial single storey red brick Victorian house with cream brick decorative quoining at the wall, window and door angles. The front doorway is elaborated with side and top lights.

It has a gabled roof, clad in galvanised corrugated iron and adorned with decorative bichrome chimneys, with timber finials at the gable apexes and it is surrounded by a hipped corrugated iron verandah, supported on timber posts.

The door is centrally placed with double hung timber windows placed symmetrically either side of it. The windows and the wall beneath them, are recessed from the façade, in a manner similar to the Royal Hotel extension, as seen in the 1880s photograph. Source: H G Martindale, *New Crossing Place*, plate 3.

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Physical Description

Building, Garden, Landscape, Residential, Tree(s)

Statement of Significance

The house and land at 5 Tierney Street is HISTORICALLY significant at a LOCAL level for its strong associations with Timothy Howard, an early and long time resident who was very actively involved as a civic leader in the development of Seymour during the nineteenth century.

The house is AESTHETICALLY significant at a LOCAL level as fine example of a house designed with local variation of the Victorian Italianate style. The setting is aesthetically significant for its open rural appearance with many mature native and exotic trees.

Overall, it is of LOCAL significance

This place is a significant part of the Seymour Old Town Precinct. Please refer to the Precinct Hermes record for the statement of significance for the precinct.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | SEYMOUR ELECTRIC LIGHT CO. POWER HOUSE (FORMER) | File No | 937 |
| Address | 32 VICTORIA STREET, SEYMOUR | Significance Level | Local |
| Place Type | Generator/Power Station - coal/gas/oil | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. Building towns; 5.2 Supplying urban services

Seymour

The 'New Town' of Seymour developed on land less flood prone than the site of the Old Town and the location of the commercial area of Seymour emphasises the influence of the opening of the railway line and station in 1872 on the development of the town. As identified in the Environmental History, the commercial area relocated from Emily Street to Station Street to take advantage of the increased trade opportunities generated by the railway and

the growth of the residential areas to the north in the area bounded by Crawford and High streets and, later, to the south of the railway line (Lorraine Huddle Pty Ltd, 2006:7, 2, 44).

A commercial precinct developed immediately to the north of the station along Station Street, and dwellings were constructed in nearby subdivisions. Before long, houses were also built on the south-eastern side of the station and railway line, particularly along Anzac Avenue. The population of Seymour grew from 450 in 1865 to 1,000 in 1890, which made additional town land for dwellings necessary (Martindale, 1982:61-8, 84-5; VMD 1890).

In the late 1880s to meet this demand the farming land to the south of the railway station began to be subdivided into township allotments. Over a period of 40 years there were subdivisions of the land originally owned by the Guild brothers and Wallis, which were promoted and sold as the Seymour Park Estate (1888 onwards) and the Goulburn Park Estate (1927 onwards). In the early decades of the twentieth century Seymour's status as a railway junction town and maintenance centre increased. The population by 1915 had passed 2,000 and by 1926 reached 2,500 (Martindale, 1982:96).

Place history

The formation in 1921 of the State Electricity Commission of Victoria (SECV) was the beginning of a co-ordinated state-wide electricity supply for Victoria. Before the formation of the SECV electricity was supplied by private companies or municipal authorities, which were progressively taken over by the SECV from the 1920s.

Towns in Mitchell Shire began to be connected to the state-wide grid from the late 1940s onwards. Prior to this limited supplies to main townships such as Kilmore, Broadford and Seymour were provided by For example, the Broadford Council cooperated with the Paper Mill to bring an electricity supply to Broadford, which was realised in 1939 when the powerhouse was built on Crown land (Huddle & Paul, 2006:65). Kilmore's electricity supply dates from much earlier - it was established by a private company in 1907 and was taken over by the Borough Council in 1917 (Tucker, 1988:179-81).

Compared to Kilmore it took some time for an electricity supply to be provided for Seymour. According to Martindale (1994:97):

While early with gas, Seymour could not boast of being so progressive with electricity, and the wrangle of old and new town with the continuing community division played some part in delaying this step.

Gas lighting was provided at Seymour Railway station in 1887 and in 1889 the Seymour Gas Company was established, installing mains throughout the town to supply gas for household purposes. The provision of electricity supply had first been discussed in about 1910 at a 'victory social' held by the local football club, but it was not until a decade later that the scheme became a reality. The continuing growth of Seymour highlighted the need for electricity supply for the town and James Chittick, a local storekeeper played an important role in pushing the scheme forward. Chittick was a Shire Councillor and also a commissioner of the local Water Trust, which in 1917 commissioned a report to estimate the cost of lighting Seymour by electricity (Martindale, 1982:92, 97; *Seymour Express*).

Construction of the power house eventually commenced early in 1921, however, there was difficulty in obtaining a suitable electrical engineer who was also a returned soldier as was the policy of Council at that time (the position

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was eventually given to a Mr McQuailter, who had volunteered on five occasions to the A.I.F., but was rejected). In February 1921 the building, which contained plant worth 12,000 pounds was expected to be complete *Alexandra and Yea Standard and Yarck, Gobur, Thornton and Acheron Express*). Finally on 31 August 1921 the town supply was switched on by Thomas Guild, a local pioneer who had arrived at Seymour in 1857 having travelled from Melbourne on the back of a draught horse (Martindale, 1982:92, 97). The occasion was marked by a public dinner presided over by Cr. Chittick (*Kilmore Free Press*).

The electricity supply was under the control of the local Seymour Electric Light authority until 1944 when it was taken over by the SECV and Seymour was connected to the state-wide grid (Martindale, 1982:97). The power house was decommissioned and the plant was taken over by the Federal Government *The Argus*).

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Relevant Historical Australian Themes

4.2 Supplying urban services-power, transport, fire prevention, roads, water, light&sewerage

Description

Physical Description

The former Seymour Power House comprises two timber-framed corrugated iron clad gable-fronted buildings, which are situated side by side with one set slightly forward of the other. Both buildings have unusual rolled top ventilators running along part of the roof ridge and louvred vents near the apex of the gable. The northern building has a central doorway with large square openings either side and small square windows in the north side elevations. The southern building has a similar central doorway, but only a single square opening to the right of the doorway. Openings in the south side wall have been modified or closed over.

At the rear of the southern building is a recently constructed shed. At the rear of the northern building is an attached residence (which appears to have been added later) and outbuildings including a carport.

Comparative Analysis

While at least three power-houses were constructed in Mitchell Shire during the early to mid-twentieth century at

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Kilmore (c.1907), Seymour (1921) and Broadford (1939) it appears that this is the only known surviving example. The form of the building is typical of industrial buildings of the twentieth century, the only distinctive feature being the roof top ventilators, presumably required because of the need to regulate temperatures within the building.

Statement of Significance

What is significant?

The former Seymour Electric Light Co. Power House, constructed in 1921, is significant. The former power house comprises two timber-framed corrugated iron clad gable-fronted buildings, which are situated side by side with one set slightly forward of the other. Both buildings have unusual rolled top ventilators running along part of the roof ridge and louvred vents near the apex of the gable. The northern building has a central doorway with large square openings either side and small square windows in the north side elevations. The southern building has a similar central doorway, but only a single square opening to the right of the doorway. Openings in the south side wall have been modified or closed over.

Later alterations and additions including the shed at the rear of the southern building and the attached residence at the rear of the northern building and outbuildings are not significant.

How is it significant?

The former Seymour Electric Light Co. Power House is of local historic significance to Mitchell Shire.

Why is it significant?

It is historically significant as evidence of the need for municipal authorities to provide local power supplies in the years before the State Electricity Commission created a state-wide power supply grid for Victoria. The former power house also provides evidence of the improvements to infrastructure that were required by the significant growth of Seymour in the early twentieth century. The significance of the place is enhanced by its rarity value as the only surviving municipal power house in Mitchell Shire. (Criteria A, B & H)

Recommendations 2013

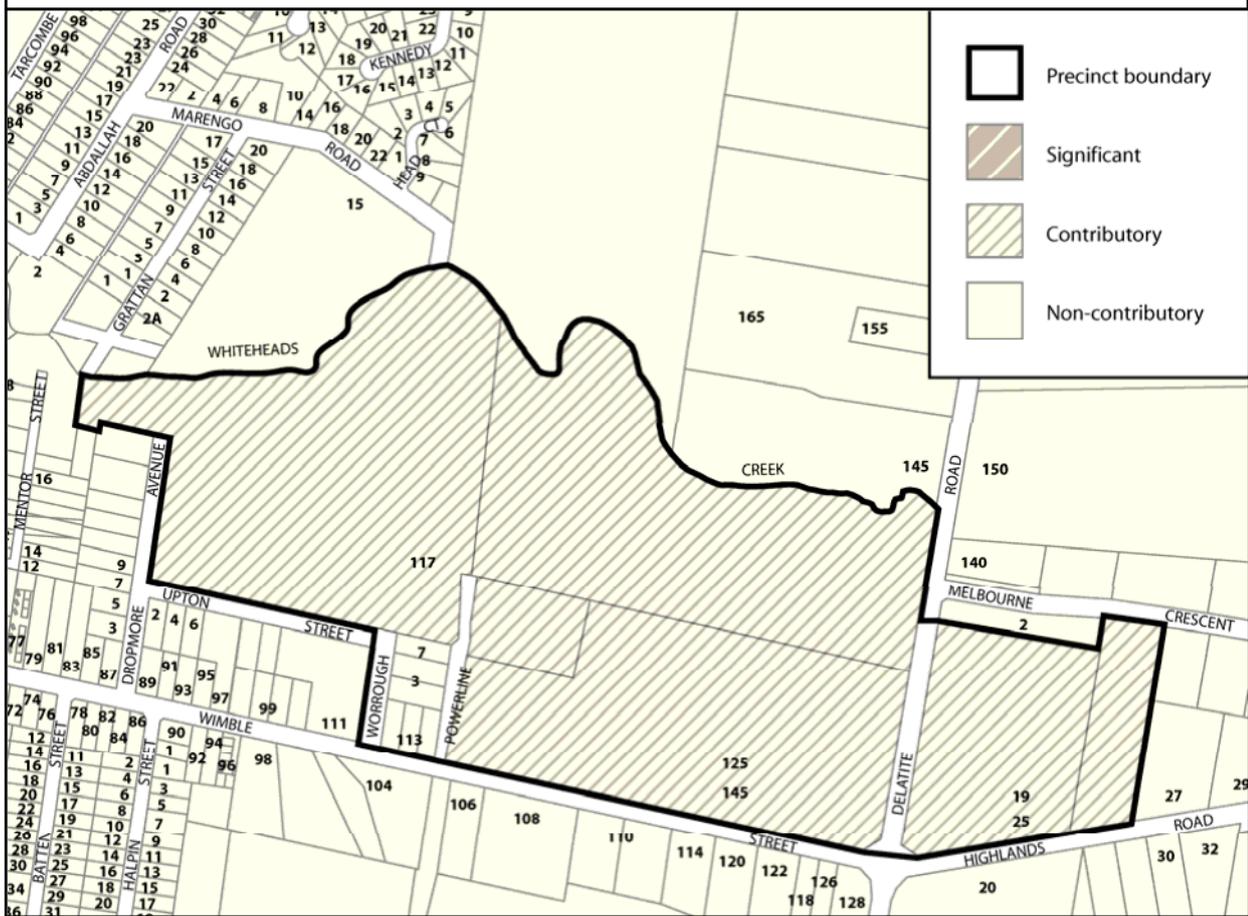
| | |
|----------------------------------|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

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Add to the heritage overlay to the extent of the whole property as defined by the title boundaries.

SEYMOUR MOB SIDING PRECINCT



HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | SEYMOUR MOB SIDING PRECINCT | File No | 556 |
| Address | 117, 125 & 145 WIMBLE STREET SEYMOUR 135 DELATITE ROAD, SEYMOUR 19 & 25 HIGHLANDS ROAD, SEYMOUR 20 WORROUGH ROAD, SEYMOUR | Significance Level | Local |
| Place Type | Ordnance Store, Barracks & housing, Magazine | | |
| Citation Date | 2012 | | |





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Thematic context

The theme of 'Defending Australia' is identified as one of the key themes in the Environmental History for Mitchell Shire and the growth and development of Seymour as a military centre from 1910 is illustrated by several places that provide tangible evidence of this important era in the Shire's history. The following is an extract from Chapter 8 of the Environmental History.

In 1870 the ordinary defence of the colonies was devolved upon colonial authorities, which thereafter bore responsibility for the raising of local militia. In 1887 the Seymour Mounted Rifles were raised. A Light Horse brigade was also formally begun in 1904, with 'Goldies Paddock', near the tannery on the former Marengo Run providing a training ground. Exercises there included tent pegging, with the terrain ideal for field exercises, and high land for camp sites. Victoria sent 3,500 men and 3,825 horses to the Boer War at the turn of the century, and the regiments from Seymour received King's Colours in 1904.

In 1910 the region, including Seymour and Kilmore, proudly hosted the Empire's military commander and hero of South Africa, Lord Kitchener, with the Seymour Racecourse showing 4000 troops, 2000 horses and field guns hauled by bullocks. Lord Kitchener had a special meaning for British subjects in the dominions, as an Empire builder commanding victorious armies in the Sudan, and more latterly in South Africa and, four years after his visit to Seymour assuming the supreme command of the British Empire's war against the German Empire in Europe. His visit in 1910 was an opportunity not just to show off the martial manhood and loyalty of the area, but also the towns themselves, with decorations and the erection of temporary arches of welcome much like those erected for the Federation celebrations and subsequent Royal visits (See image in Martindale, 1982, facing p.145).

Between the 1903 Defence Act and the outbreak of war there were attempts to further militarise able-bodied men through

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cadet forces and Swiss-style military service. Lord Kitchener selected Seymour as the chief mobilisation zone for Victoria and Australia's military, an important decision as in the first decade of the twentieth century the whole Empire, and all the 'Great Powers', were preparing for the coming war. A Lighthorse camp was also set up at Wallan East in 1913 while in 1908 live firing was carried out on the Marengo Estate at Seymour. In Seymour a Drill Hall was erected on Emily Street, next to the Prince of Wales Hotel in 1927.

The area continued to fulfil its military purpose in the Second as well as the First World War and many buildings remain (not to mention the camp at Puckapunyal itself), including 'Mob (ilisation) Siding' which was the station to which new recruits and other army arrivals were brought. Mob Siding was also called Tel-el-Kabir barracks after 1965. During the Second World War Kilmore also played its part, hosting not only military camps, but a Volunteer Air Observer Corps post (VAOC) on the site of the Kilmore State Primary School. It was formed at a public meeting in 1941 and was among many around Australia that was on the lookout for enemy aircraft. Fear of bombing and invasion even led some to build their own bombshelters (Wheatley). At Mt Disappointment, there are extant remains of an internment camp that was built to house Italian prisoners of war.

Mobilisation (Mob) Siding

The Mobilisation Siding, which comprised an extensive area of storehouses, magazines and vehicle parks intended to hold all the stores required on general mobilisation, was established c.1920 on a large site to the east of Seymour near Delatite Road. This area became known ever after as 'Mob Siding'.

Mob Siding was expanded during World War Two and was an active Army depot serving Army requirements during the Korean, 'Cold War' and the Vietnam Wars. During its heyday it held up to 1200 vehicles, from motor bikes to tanks, and enough stores to kit out a brigade of 3000 personnel and the Army presence continued to play a major economic and cultural role in Seymour's development until the late 1970s.

Establishment 1920-1939

After federation in 1901 the Commonwealth took over responsibility for defence, although there was no Commonwealth legislation until the first *Defence Act* was passed in 1903. As Miller (1994:34) notes:

In essence the colonial policy of a predominantly citizen force whose aim was the defence of Australia remained in place. Yet at the very time of federation colonial forces were involved on Imperial service in South Africa. Paradoxically, and despite the continuing commitment to the principles of citizen soldiery and home defence, Australia's major wartime soldiering has been done overseas by special enlistment in response to real or perceived obligations to allies. Nonetheless, the underlying system of citizen forces has continued, thereby leading to a situation whereby Australia has at times maintained two armies, one for home defence and one for overseas service.

According to Miller (1994:56) it was some years before defence planning required any significant building program. After the Imperial Conference of 1911 it was clear that 'while superficially preparing a scheme of home defence, the real priority at the highest level of planning was preparation for war'. Nonetheless, a number of notable defence facilities were established during that time including the Naval Base at Flinders and the Air Force base at Point Cook.

As noted above, the site in Seymour for the storage facility that would become known as Mob Siding was selected by Lord Kitchener himself when he inspected the Australian forces in 1910 (Miller, 1994:58) and it was to be the only stores depot established after World War One (WW1). In operation by 1921 it was initially used to dekit troops returning from WW1 and was then used for some time to store issues to the militia who needed large stores of supplies in the event of an emergency (SDHS). According to Miller, such 'mobilisation' facilities needed to be located outside of major cities and close to a rail line.

In 1921 a mile-long siding was constructed branching off the main line in the Seymour station yard near the former Chittick Street, running virtually parallel with Wimble Street and ending at Delatite Road. The large storehouses were

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west of Delatite Road and the explosives area east of Delatite Road. The site also included a barracks.

Expansion - 1939-1965

The period from 1935 to 1939 saw a dramatic increase in defence spending in preparation for World War Two(WW2) (Miller, 1994:40). Seymour became a major military training district with Puckapunyal Army camp established in 1939 on a large site 15 kilometres to the north west of the town, and major development of the WW1-era Trawool camp to the south.

The outbreak of WW2 had a profound effect as Miller (1994:42-3) notes:

The war was a unique experience in Australian history because for the first time all activity was subordinated to the war effort. In this war the armed forces were not just infantry but all arms of a modern mechanised military. The capacity for the establishment or redirection of munitions manufacturing capability during this period is simply astonishing for a country which until that time had relied almost exclusively on primary industry.

The period of the Second World War saw the biggest program of defence related property acquisition in Victoria. As well as direct acquisition of sites for camps, factories, airfields, stores, hospitals, headquarters and so on, land was leased or occupied by regulation and proclamation.

A systematic expansion of defence sites and upgrading of building was underway at the start of the war in 1939, and in general terms the style and construction followed the building types established in the mid-1930s, which were usually constructed of red brick. However, after the entry of the Japanese into the war in December 1941 a new sense of urgency arose and red brick was discarded in favour of timber framed buildings clad with corrugated galvanised iron or asbestos sheet.

The extent of mobilisation for WW2 meant that storage facilities were needed for all branches of the service and for all types of products. General storage was typically in corrugated iron clad buildings. Within Victoria, new stores depots were established at Tottenham, Bandiana, Broadmeadows, Kensington, Mangalore, Port Melbourne, Seymour (Dysart Siding) and Somerton (Miller, 1994:64).

During WW2 Mob Siding was of major importance as an army supplies depot and part of the facility was taken over by the U.S Army (41st. Division), which it is believed constructed a large sawtooth roof stores building/workshop in 1942-3. This building and other new stores building on the site were possibly prefabricated by the Civil Construction Corps, which was formed by the Allied Works Council in early 1942, when large span buildings were needed and steel was in short supply (Nolan, 1996).

At the end of WW2, control of Mob Siding reverted back to the Australian Army and it became a sub-unit of 3 Base Ordnance Depot, South Kensington and renamed 331 Supply Company. Mob Siding after WW2 was said to house stores for up to 3,000 army personnel, and 1,200 vehicles including motor cycles and tanks in nine substantial stores buildings. The building constructed by the U.S. Army was then occupied by R.A.E.M.E - the Royal Australian Electrical and Mechanical Engineers Corps.

RAEME was only officially established in December 1942 when the repair facilities of the Ordnance Corps (AAOC) and the Service Corps (RASC) were combined to form the Australian Electrical and Mechanical Engineers Corps (AEME). In 1948 the dedicated performance of the AEME tradesman during WW2 was recognised by His Majesty King George VI when he granted the Corps the title 'The Royal Corps of Australian Electrical and Mechanical Engineers' (RAEME website).

RAEME provides maintenance support to the Australian Army. The Corps provides repair and recovery support for all equipment operated by the Army, including aircraft and watercraft (RAEME website).

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In 1956 the Australian Defence force commissioned a new barracks to be built in Seymour at the Mob Siding to replace an earlier WW1 barracks built on a different part of the site. The new barracks was named 'Tel El Kabir' in 1965 in honour of those who served in the WW1 conflict at Tel El Kabir in Egypt (Yandle, 2009).

The Army built the barracks, and it is said that the design was based on a standard layout used also at what was Robertson Barracks and also Bridges Barracks at Puckapunyal. In this instance, however, it was built individually as a single building instead of in a cluster with others. As a stand-alone building it had its own attached kitchen, mess hall and recreation hall. It is said that this aspect makes this barracks unique from others of similar design that were built in clusters of typically six buildings, each having dormitory, shower, lavatory & laundry facilities but sharing common much larger messing facilities. Other recreational facilities included a cricket ground to which a pavilion was constructed in 1961 (Yandle, 2009)

The barracks was designed to accommodate 120 personnel, which were accommodated in 30 bedrooms, each approximately 30 sq. m. and capable of housing four people. Each room had four built-in wardrobes, and space for four single beds as indicated by the four wall-mounted bed lamps, and four foot lockers. The strict hierarchy within the Army was expressed in the facilities at the Barracks with the Sergeants Mess with bar, dining room and billiard room situated on the upstairs level and the O.R. Mess Hall downstairs with its own bar, dining room, billiard room and library.

The O.R. Mess Hall was frequently visited by civilians and became a centre of social life in Seymour during the 1960s and 70s. It had a long history of dances and it was for many years (until the liberalization of licensing laws) the only bar in Seymour open on a Sunday and after 6 o'clock closing on other days. Reputedly, the bars on-site averaged 36 barrels of beer per week in its hey-day (Yandle, 2009).

According to the current owner, the barracks was affectionately known as 'Moby' by locals and many people still refer to it by this name. It was home to soldiers training, the neighbouring R.A.E.M.E. transport workshops and stores personnel as well as soldiers in transit. The barracks was also used in the days of National Service and was a well-known part of Seymour's military history (Yandle, 2009).

The construction of the barracks effectively completed the development of Mob Siding. The extent of the complex is clearly shown on a 1963 Sewerage Plan of Seymour.

Closure and decommissioning

In later years Mob Siding was used for camp stores and vehicle holding. It was finally decommissioned in the late 1980s and its operations were relocated at Puckapunyal (SDHS).

The railway line to the siding was eventually removed, although a small length of line used by the Seymour Steam and Loco Group for storage remains. By 1990 many of the stores buildings had been damaged by storms and had been demolished for safety reasons. The Commonwealth Government subdivided the site and sold off the remaining buildings and land to various private owners (SDHS).

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- Darren Yandle, pers. comm., May 2009

Description

Physical Description

The Mobilisation (Mob) Siding precinct at Seymour comprises two large sites on the north side of Wimble Street, on either of Delatite Road. The surviving features within the precinct include:

- The former ordnance magazines and caretakers residence at 29 Highlands Road, on the east side of Delatite Road.
- The complex of stores buildings, the former RAEME building, and the former Tel el Kabir Barracks and associated facilities including the cricket oval and pavilion on the west side of Delatite Road. This includes the buildings and a large area of land extending from Wimble Road north to the Creek.
- The remains of the railway connecting the precinct to the main line further to the west.

The ordnance magazines

East of Delatite Road, there are two ordnance magazines. These are brick buildings with gable roofs with deep eaves extended on one side to form a verandah roof over loading platforms. The magazines do not appear to have had protective earth buffers but do appear to incorporate specialist features such as unenclosed eaves to encourage any accidental explosion to remove the roof rather than breach the walls. The role of these buildings in storing explosive materials is also expressed in their relative isolation compared to the other buildings.

What is presumed to have been the caretaker's residence is situated close to Highlands Road. It is a small plain brick inter-war house, asymmetrical in plan with a gabled roof and a projecting gable at the western end. Windows are narrow double hung sash with four pane upper sash, arranged in pairs with concrete lintels.

The stores buildings and barracks complex

The site to the west of Delatite Road contained the stores complex. As seen in a 1963 Plan up to 10 stores buildings once occupied this site. At least six of these have been demolished, including all the north-south oriented buildings closest to Wimble Street. The surviving buildings are:

RAEME building

The c.1942-3 U.S. Army store, later RAEME store is situated in the north-west of the site at the end of Worrrough Road. It is a large timber framed warehouse, clad in corrugated iron with a sawtooth roof comprising several bays with corrugated asbestos cement roofing. The section with the gabled roof appears to be a later addition.

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Stores complex

This comprises three remaining large storage warehouses oriented east-west and a smaller red-brick store, all of which are aligned along the southern side of the former railway siding.

The central and eastern large storage sheds are both of similar design and probably date from the construction of the barracks in 1921. They are timber-framed buildings clad in horizontal galvanised iron, with galvanised hipped roofs superimposed with a second level roof above clerestory windows interspersed with ventilation grilles. They have rows of large sliding doors for handling goods along each side and at each end. The side doors open onto raised platforms covered by verandahs formed by the extended lower roof, for handling goods from rail cars on the north side and for loading or unloading vehicles along the south side. Both sheds are divided across the middle by brick walls. Adjacent to the storage shed is a shallow concrete tank supported by a substantial steel-framed stand. It is understood that this may have supplied water to the sprinkler system throughout the stores.

To the east of these sheds and close to the Delatite Road boundary is a smaller stores building. Constructed of red brick with a metal clad gabled roof, it has large openings to the north and south elevations and windows to the east and west.

The large storage shed to the west appears to be of a later date, probably dating from WW2, because it has a saw tooth asbestos cement sheet corrugated roof, but it was designed to perform similar functions with doors opening onto platforms along the north and south sides.

Tel el Kabir Barracks and oval

The barracks complex is situated to the north of the three large stores and on the east side of the RAEME building. It comprises a two storey accommodation block and single storey mess block in a T-shaped plan, which is sited at an angle compared to the regular alignment of the other buildings. The buildings are constructed in light red brick with low-pitched gabled corrugated asbestos cement roofs. The construction date is reflected in remnant 'Glen Iris' brand bricks found on site marked with the date 1956 and the Olympic insignia. The barracks block has paired double hung windows with tiled sills, hipped and a wide rendered portico. A two storey ablution wing is attached at the rear.

The interior including the entry stairwell with terrazzo floor and wrought iron balustrade, cream brick interior corridors, and bedrooms with wardrobes is largely intact, although some changes appear to have been made in the Sergeant's Mess and to the finishes in certain areas. Some fittings and fixtures such as original light fittings, door furniture survive intact or have been re-instated by the present owner.

The Mess block has lightweight end walls, and side walls containing areas of timber-framed glazing; the interior is also cream brick. A kitchen wing extends to the north-west. The flat-roofed glazed link and paved terrace between the mess and accommodation blocks is a sympathetic addition, probably of the 1960s.

At the rear of the barracks is a cricket oval, with a small open weatherboard pavilion with a butterfly roof. There is also a semi-circular driveway at the rear and some remnant exotic landscaping surrounding the building. Other features on the site include a very prominent water tank on a tall steel frame between two of the stores buildings.

Landscaping

Surviving landscaping includes a double row of Sugar Gums (*Eucalyptus cladocalyx*) along the west side of Worrhough Road, and further rows of Sugar Gums along Wimble Street and Delatite Road (east side only).

There is also a large oak tree adjacent to one of the stores building and a remnant garden bed edged with rockwork.

Mob Siding railway

Much of the track infrastructure has been removed, and the visual and physical connection of the Mob Siding to the main line has been disrupted at Mentor Street by the construction of housing on allotments that were formerly part of the reserve. The former route of the railway is, however, evident as a raised bank formation crossing the creek and as a slight cutting where it enters the platform sidings on the north side of the three surviving stores buildings. The concrete platform retaining walls survive opposite the stores buildings and there are some surviving sections of track can also be seen embedded in the earth at the top of Worrrough Road where the railway would have once crossed, suggesting that not all the track has been removed, only buried.

Other extant features associated with the railway are the brick and concrete double arched culvert situated in a paddock just to the north east of the top end of Dropmore Street, and a signal mast situated close to the rear boundary of a house on the east side of Dropmore Street at its northern end.

Comparative Analysis

The stores complexes at Tottenham and South Kensington have been demolished. Bandiana, established in WW2, is thought to contain the most intact surviving complex of buildings, but inspection of that site was outside the scope of this study. Little remains of the WW2 stores established at the Dysaght Siding north of Seymour.

Many similar or identical Army Barracks buildings were constructed during the 1950s-1960s period at Victorian bases such as Puckapunyal and Watsonia. However this building appears to be the earliest and most intact example and it has been suggested that the layout of this building incorporating both accommodation and the mess building is unusual.

Bridges (formerly Kapyong) barracks at Puckapunyal contains a cluster of 6 accommodation blocks (now substantially altered) built in 1958 to the same design but without attached mess blocks. There is also a single accommodation block with attached mess block (of slightly different design) at Puckapunyal built in the 1960's but also altered, and a similar Sergeant's barracks built in 1968.

Internally, the barracks at Puckapunyal are less intact than at Tel el Kabir as they have been adapted for present day requirements (usually this has resulted in the subdivision of rooms into smaller units accommodating one or two people at most).

Statement of Significance

What is significant?

The Mob Siding precinct, developed from c.1920 to c.1960, comprising the following buildings and features:

- The former Ordnance buildings and caretakers residence at 19-25 Highlands Road.
- The complex of former stores buildings including three large metal-clad buildings and a small red brick gabled building, an elevated concrete water tank, the former RAEME building, and the former Tel el Kabir Barracks and associated facilities including the cricket oval and pavilion, on the west side of Delatite Road, north of Wimble Street.
- The elevated concrete water tank, sited between the east and west stores buildings.
- Remnant landscaping include rows of Sugar Gums (*Eucalyptus cladocalyx*) adjacent to Worrrough Road and along Wimble and Delatite roads, and the mature Oak (*Quercus sp.*) and a remnant garden bed edged with rockwork adjacent to the stores buildings.
- The remnant features associated with the railway including the track formation, the double brick and concrete culvert, signalling mast at the north end of Dropmore Street, remnant track infrastructure, and platform formations adjacent to the stores buildings.

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Other buildings on the sites are not significant.

How is it significant?

The Mob Siding precinct is of local historic, architectural, technical and social significance to Mitchell Shire.

The Mob Siding precinct is of potential historic significance to the State of Victoria.

Why is it significant?

The Mob Siding precinct is historically significant as the first defence stores facility established by the Commonwealth Government as a response to the First World War and as a place that played a critical role in the war effort during the Second World War. It is a tangible reminder of the critical, but often ignored, problems of logistic support for a citizen army, which receives its mobilisation orders. Its location indicates the pivotal strategic importance of the Seymour area to the national defence system. The former RAEME building is historically significant as place associated with the American occupation and control of various Australian military facilities during World War 2. (Criteria A & H)

The Mob Siding precinct is historically significant as a representative example of a purpose-built military stores complex that expresses its specific function as a transfer and distribution point between road and rail transport through the design and layout of the buildings, roads and remnant rail infrastructure. (Criterion D)

The stores and ordnance buildings are of architectural significance as representative examples of the buildings built by the Australian Army that illustrate the techniques and materials employed to enable quick and economical construction. The significance of these buildings, once relatively common, is enhanced as so many comparable examples have been demolished. The design of the magazines that incorporate specialist features such as unenclosed eaves to encourage any accidental explosion to remove the roof rather than breach the walls is also technically significant. (Criterion D & F)

The Mob Siding complex is socially as one of a number of major defence facilities that played an important role in the historic development of Seymour particularly during World War Two and the immediate post-war period. Besides its role as a defence facility, the mess hall at the barracks known as the 'Moby' was an integral part of the social life of Seymour for over two decades. (Criterion G)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes Mature Sugar Gums

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------------|---------------------------|-------|
| Name | GOULBURN PARK HOUSE (FORMER) | File No | 400 |
| Address | 16 THE AVENUE, SEYMOUR | Significance Level | Local |
| Place Type | Homestead Complex | | |
| Citation Date | 2012 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

This property is situated on land that was identified in 1843 as part of the Village of Seymour Township Reserve. The 1855 Sale Plan of Town & Suburban Lands at Seymour shows the track to Dempsey's Station and Tallarook along the route of the present day Anzac Avenue, described as "Timbered chiefly with Box, indifferent gravelly ground". By 1866 part of the land had been subdivided and identified as Section V comprising 3 allotments and part of Section 48 (SLV).

John Guild was the first purchaser of allotments 1 and 2 in Section V on December 3, 1867. These allotments were five acres, two roods and thirty-one perches, and thirteen acres and three perches respectively. Henry Wallis bought allotment 3 on 25 May 1866, which comprised eighteen acres, one rood and thirty-seven perches. At the same time approximately nineteen acres of low-lying land with natural billabongs, between the aforementioned three allotments and the Goulburn River, was set aside as a Recreation Reserve. The size of allotments one, two and three was diminished when the North Eastern Railway Line was built in 1870-72. The western section of allotment one, and the northern section of allotments two and three became railway property (SLV).

Alexander Guild was the purchaser of the balance of Section 48 comprising 140 acres three roods and twenty-five perches on 11 November 1870. This land was to the west of the three smaller allotments. Alexander, John and Thomas Guild also owned several sections of land to the south west.

HERITAGE CITATION REPORT

It is believed that the house now at 16 The Avenue, which is situated on part of allotment 1 and part of allotment 2, was built for John Guild c.1876. The Shire of Seymour Rate Books in 1867 list Guild as the occupier and owner of a "weatherboard dwelling" and in 1876 he was living in a "good brick dwelling" that in 1878 was described as a "Villa Residence" (RB). Guild's home and property were called Goulburn Park and land surrounding the house was also referred to as Guild's Paddock and Guild's Hill by locals and in subdivision sales plans in 1888 and 1927 respectively (SLV; Jennings, 2003:171-8).

By January 1927 John Guild, then retired, was the sole owner of allotments 1, 2 and 3. Later that year he subdivided his property into 135 suburban allotments creating the Goulburn Park Estate. Land sales commenced in 1927 and by 1930 over a third of the lots had been sold (Please refer to the separate citation in this Study for the Seymour Progress precinct for further information). Lot 113 in the subdivision (Now 16 The Avenue), which contained the old homestead, was purchased in December 1928 by Kate and Benjamin Bevan (Land Victoria).

Alexander Guild arrived in Seymour in 1851 or 1852. In 1854 he purchased the general store that became known as Guild's Store (now demolished). Guild brought his brothers John, and later Tom, out from Scotland and the three formed a partnership operating the store and the Royal (George) Hotel. Each of the brothers purchased suburban land blocks on the river flats south of the town. After the partnership was dissolved in 1875, Alexander operated the hotel, Tom the general store, and John concentrated on farming. All the Guild brothers were closely associated with the local Presbyterian church and donated a bell for the church, which is believed to be the one that still hangs on the present St Andrew's church at the corner of Anzac Avenue and Guild Street (Martindale, 1982:55-8, 126).

John Guild was a patron of the National School in 1858, a foundation member of the Seymour Road Board in 1863, and President of the Shire of Seymour in 1880-81 and 1887-88 (Martindale, 1982: 117, 119, 131). He died in 1935.

Sources

Goulburn Park Estate sale notice, 1927. Source: Val Court, Seymour
Land Victoria, certificate of title Vol.5317 Fol.317, LP 12230

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982
Seymour Express, October 5, 1888; Seymour Park Estate Auction Notice, October 6, 1888. Source: State Library of
Victoria, Haughton Collection, SLTEF 912.9451 H290

State Library of Victoria (SLV) Map 17 Township of Seymour, n.d., Put away plan collection 261(3) (microfiche)
Shire of Seymour Rate Books (RB), Transcription by Seymour Historical Society (computer file)

Val Court, 'Living on Guild's Hill since 1929' in Jennings, John G. and Virginia, *Memories of Seymour*, Seymour &
District Historical Society Inc., Seymour, 2003

Relevant Historical Australian Themes

- 4.1.2 Making suburbs
- 4.5 Making settlements to serve rural Australia

Description

Physical Description

The house at 16 The Avenue, Seymour is a symmetrical double fronted Victorian era brick house, which is sited to face toward the north overlooking the railway in the direction of the Old Town. It has an M-hipped roof with a separate return skillion verandah. There are two rendered brick chimneys. The windows are double-hung sash with large stone sills.

The house is in good condition and has a relatively high degree of external integrity. The roofing and verandah iron has

HERITAGE CITATION REPORT

been replaced and an addition appears to have been made under a new and separate steeply-pitched hip roof at the rear.

Statement of Significance

What is significant?

The former Goulburn Park house, constructed c.1876 for John Guild, at 16 The Avenue Seymour. The significant feature is the Victorian era brick house defined by the main M-hipped roof and its return verandah. The original external form, detailing and materials of the house contribute to the significance of the place. Later additions and other buildings on the site are not significant.

How is it significant?

The former Goulburn Park house at 16 The Avenue, Seymour is of local historic significance to Mitchell Shire.

Why is it significant?

Guild House is historically significant as a representative example of a house associated with the selection of land around Seymour township in the mid to late nineteenth century. It provides tangible evidence of the use of the land south of the township for farming allotments prior to suburban subdivision during the inter-War period. It is also significant for its strong association with the locally important John Guild, who lived here for 50 years. (Criteria A & H)

Recommendations 2012

External Paint Controls

| |
|---|
| - |
| - |
| - |
| - |
| - |
| - |
| - |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

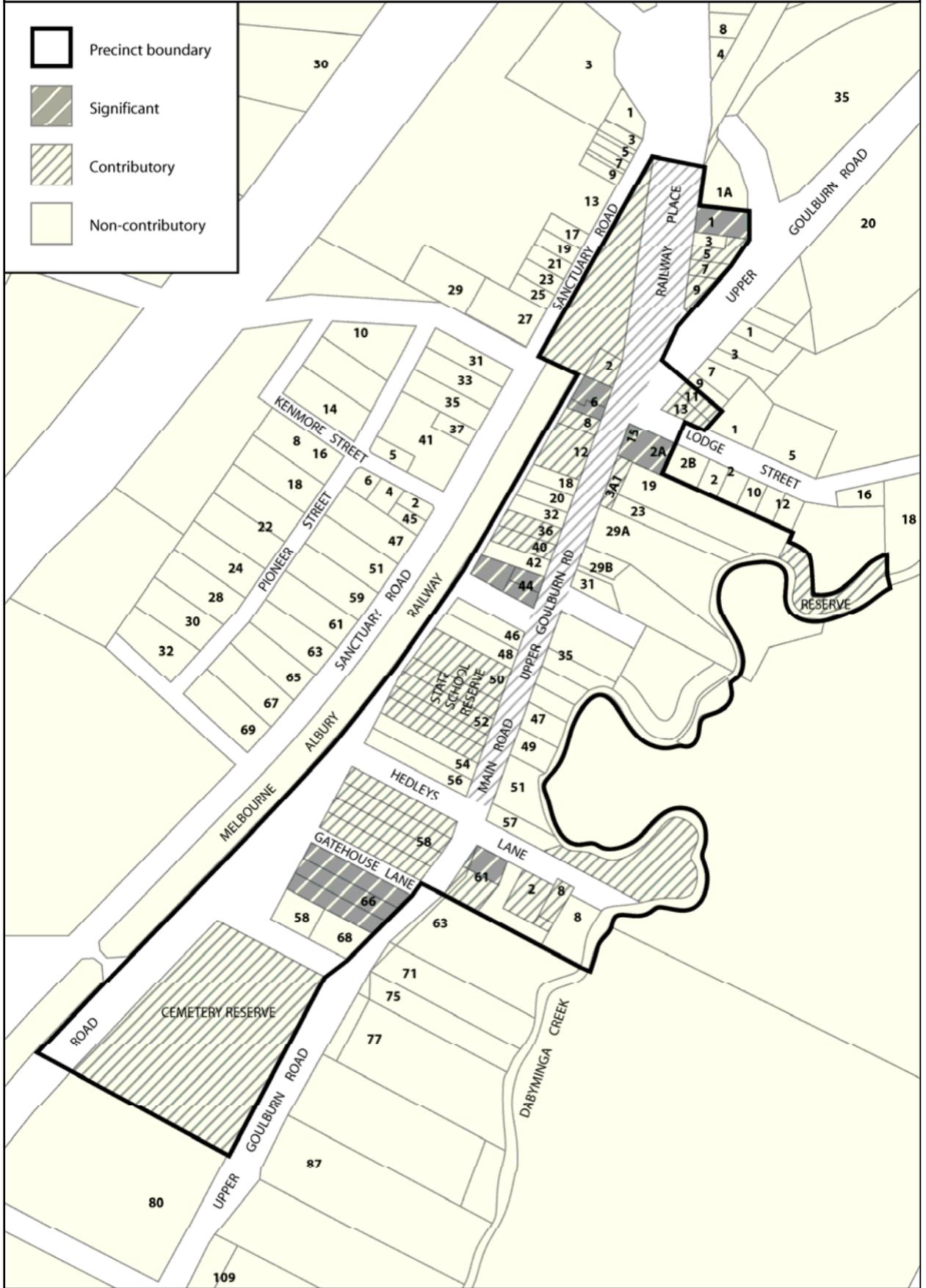
Incorporated Plan

Aboriginal Heritage Place

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

TALLAROOK TOWN PRECINCT

-  Precinct boundary
-  Significant
-  Contributory
-  Non-contributory





**Recommended
Heritage Protection**

VHR - HI - PS Yes

History and Historical Context

The Tallarook Precinct is clearly linked to the principle themes of 'Developing the Local Economy' with its pastoral and timber industries, and 'Linking Communities' from before the establishment of the town with the coach stables servicing travellers and then the railway as part of the north eastern line and the Yea branch line. The township then developed to service its own community as well as the workers and travellers brought to Tallarook by the railway lines.

Many people who have never visited Tallarook are familiar with the name because of the 1942 ballad by Jack O'Hagan, "Things is Crook in Tallarook". This piece of rhyming slang is definitely no reflection on the town of Tallarook. Proof of this is the fact that people from New South Wales have a similar saying - "Things are Crook at Muswellbrook".

Early settlement and naming

The Tallarook precinct, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.

Surveyor Thomas Pinniger produced the *Sale Plan of Town & Suburban Lands* at Seymour in April 1855 and, in August 1855, he made a plan called the *Township of Tallarook on the Goulburn River*. It had an elaborate design of arcs and curves for the streets, named The Sextant, Lower Terrace and Upper Terrace, with a prime location at the centre reserved for the Episcopal Church. Some town allotments were pre-allocated to James Maxfield, James Ball and J. James. An important site on this map was "From Broadford and Melbourne - Proposed Crossing Place".

A second undated map with more detail than the first removed some of the allotments around the terraces, possibly deemed unsuitable as a creek ran through this area. Extra names appear on this plan including William Anderson, Henry Keen, Robert Baugh, T. A. Singleton and T. W. Pinniger, with the latter having three premium sites. It is probable that Thomas Pinniger was the surveyor for these plans. The most important aspect of these plans was the inference that the main road from Broadford and Melbourne would cross the Goulburn at this town. This town, in the Parish of Tallarook, was gazetted in 1855.

HERITAGE CITATION REPORT

In 1857 Pinniger surveyed the telegraph route from Broadford through Tallarook to Avenel.

Had the "Proposed Crossing Place" of the Goulburn been at the original Tallarook site and the telegraph route bypassed Seymour, the development of the towns of Seymour and Tallarook would have been significantly different to that which occurred.

According to an article in the *Seymour Express* on 15 April 1921, the telegraph line was erected c1859 "along the three chain road that ran from Tallarook to Avenel" to the east of Seymour. Today this road is known as Telegraph Road. Early residents of Seymour, including Guild, Tiernan and Boyd, realised the implications for the town. They went to Melbourne and successfully lobbied the Government to remove the Tallarook to Avenel telegraph line and erect it along the old Sydney Road through Seymour. This decision would also have ensured that the crossing of the Goulburn took place at Seymour and not at the planned town of Tallarook. By 1858 construction commenced on the main road from the Royal Hotel in Seymour to the punt where the bridge was built in 1862.

The plans for the township of Tallarook north of the Goulburn were abandoned and instead a site south of the river on the Dabyminga (Reedy) Creek was chosen for the "new" Tallarook. Initially the town was called Dabyminga however the name Tallarook was quickly adopted and has been used since. The actual town of Tallarook was not gazetted until 1952, which resulted in two "towns" of that name being gazetted in Victoria. In 1959 the name of the old Township of Tallarook was officially rescinded and the new name of Meringo was proclaimed. The name Meringo was later deleted from the Geographic Place Names of Victoria.

Early land owners

The northeastern boundary of Tallarook was on the north side of Lodge Street. The land for the railway station was outside the town boundary, to the north. The parish and township maps show early landowners in the Tallarook Precinct and the lists below shows year of purchase, occupation or various property descriptions from the rate books.

. Parish Map - outside town boundary and north of Lodge Street:

- T [Thomas] Fox, Allot 35, in 1873 - store, hotel, post office
- J [James] Bell, Allot 48, 52 and 53, in 1884 - woodworker and blacksmith
- S [Stephen] Howe, Allot 48A, in 1895 - hotel, store
- R J & C J Burgess, Allot 48A, in 1875
- J [John] Mackay/McKay, Allot 49, n.d. - labourer
- D [Daniel] Madigan, Allots. 50 and 51, in 1876 and 1871 - labourer, line repairer, railway employee
- W [William] Fox, Allot 54, in 1876 - store, hotel

Township Map - inside town boundary and south of Lodge Street: North to south - currently 15-31 or 33 east of Main Road, all purchased in 1862:

- T [Thomas] Fox M
- [Michael] Hickey
- T [Thomas] Fox
- J W Osborn
- J W Osborn

. Next block south - currently 35 - approx. 55 east side of Main Road, all purchased in 1870

- T [Thomas] Fox - all allotments in this block

. Next block south - from 57 east side of Main Road, all purchased in 1873

- P [Patrick] Kennedy - 57 (corner) of Main Road and next block on Hedleys Lane
- J [Joshua] Pye - Hedleys Lane off Main Road
- W [William] Fox - 8 Hedleys Lane off Main Road

HERITAGE CITATION REPORT

- T [Thomas] Fox - 63 Main Road
- W [William] Condon - Main Road

Sale of allotments on the west side of Main Road dated from 1871

According to the early rate books, the Crown owned many properties in Tallarook including those with stores and hotels along Main Road. The Tallarook Hotel, operated by Thomas Fox, was on Crown land until 1872. The rate books inferred that it was located south of the section commencing at No. 35 Main Road.

Allotments on the west side of the railway line and between numbers 1 and 29 Sanctuary Road were outside the township boundary, on land belonging to the railways. Sale of allotments south of No. 31 Sanctuary Road occurred from 1902.

Development of Tallarook in the nineteenth century

When the new township of Tallarook was established on the Dabyminga Creek, the only activity at the location was the coach stables managed by the Fox brothers. They were conveniently located between Broadford and Seymour and at the junction of the road to Yea. At the end of 1860 there was a store, blacksmith's shop, huts, coach stables and a public house being erected. The hotel was built by Thomas Fox and had a store attached. It was opposite the Tallarook State School and the first post office was nearby. Fox later erected a hotel on the site of the Railway Hotel (corner of Lodge Street and Main Road. Near this location he also moved his store which included a bakery, butchers and blacksmith's shop.

The first rate books for Tallarook are dated 1867 and show the following people and buildings in Dabyminga or Tallarook:

- . John Brown: Hut
- . Mary Ann Brown: House, Shed, Kitchen
- . William Callan: Paling house
- . Thomas Fox: Weatherboard store, Post Office, butcher's shop, bakehouse
- . Thomas Fox: Tallarook Hotel, 8 rooms, Kitchen, Stable Shed
- . Thomas Fox: Brick cottage
- . Thomas Fox: Blacksmith Shop, Hut
- . William Fox: Brick cottage
- . John Healey: Bark hut
- . Bartholomew Kellecher: Two bark huts
- . Michael Kennedy: Hut
- . Patrick Kennedy: Hut
- . Thomas Kennedy: Slab house
- . John Laffin: Hut
- . William McKay: House, barn, stable
- . John Muirhead: Hotel, bar, 5 rooms, store, kitchen, stable
- . John Muirhead: Weatherboard cottage
- . Patrick O'Brien: Weatherboard store, cottage
- . Samuel Porter: House, barn, stable
- . Robinson & Co: Stable for coach
- . Patrick Ryan: Slab house
- . John xxx: Weatherboard cottage
- . Thomas Woads: Weatherboard cottage

As noted in the section above, many of these properties were initially built on Crown land.

HERITAGE CITATION REPORT

From the Parish and Township plans, and as described in the early land owners chapter, the town developed from the north east section then south along the Dabyminga Creek and Main Road with some development along the north section of Sanctuary Road on what was then railway property.

Tallarook was predominantly a pastoral area when the town was first established. In addition to the traditional shops and hotels, the town's workforce included John Hedley, an early timber worker, Michael McIntyre, a mason, and Joshua Pye, an old Englishman who used the water from his well to manufacture ginger beer in his factory. The arrival of the railway to Tallarook in 1872 (see below) provided more employment and helped develop the timber industry, which operated two saw mills close to the railway station. The population was again boosted by the construction of the railway line to Yea which opened in 1883. In 1890 the population of the town of Tallarook was 200. In that year it was described as being:

an agricultural township with telegraph station, savings bank, post and money-order office. The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

St Joseph's Catholic Church, 66 Main Road

Land for a Catholic church was gazetted in 1862. Early in 1864 a small wooden church was built at what was then called Dabyminga. In 1865 the first stones were laid for a solid bluestone church although it was another twenty years before it was completed. On 10 May 1866, Bishop Goold officially opened the partially constructed church for Mass. Martindale states that the church was completed and opened by Archbishop Carr in August 1887, however it may have been completed in 1885 (twenty years after it commenced according to Ebsworth) for in April 1886 a tender notice in the Argus called for "additions to Roman Catholic Church, Tallarook. Quarry, free of charge, is available about 2½ miles distant from the church". A presbytery was added to the church in the 1890s.

Church of England, 61 Main Road

The timber Anglican church was built c1884. A nearby well and hand pump became a natural meeting place for the townsfolk who had previously drawn their water from springs in the Dabyminga Creek. The springs had dried up necessitating the sinking of wells in the town.

Tallarook Primary School No. 1488

Tallarook school No. 745 opened on 1 April 1864 in a slab hut with a bark roof on land held by the Catholic Church. It was 25 ft x 15 ft and the head teacher was Michael Grennan. There were 28 children enrolled in 1865 and in 1874 it became a Capitation School when there were 125 children enrolled. In 1876 there were 35 children attending the Catholic school. The school continued to operate out of a bluestone building until it closed in 1927 when about 40 children were attending. Many of these children transferred to the Tallarook State School.

In 1873 land was gazetted for a State School and in 1874 a brick school measuring 36 ft x 20 ft was erected. The school was ready for use by March of that year.

On 1 January 1875 State School No. 1488 opened with Michael Cussen as head teacher. It appears that Cussen had his own house next to the school. The school building had a gallery floor and a small porch on the northern side. Initially attendance was low however by 1877 enrolments had increased to 91 with an average attendance of 51. During the 1880s attendance was affected by disease and at times the school was closed due to cases of scarlet fever, typhoid fever, diphtheria, measles and whooping cough.

In July and August 1921 the school was renovated and remodelled. During this period the school held classes in the Mechanics Institute. In the 1920s there were about thirty pupils using the two classrooms in the school. In 1928 repairs and painting costing £40 were carried out and in 1929 a shelter pavilion was erected at a cost of £25. The school rented the Mechanics Institute again in July 1954 when the school was painted and renovated.

HERITAGE CITATION REPORT

In August 1951 electricity was connected to the school and in September the following year a teacher's residence was built on the school grounds. The school was connected to town water in 1955 and in 1970 a telephone was installed.

In July 1978 a portable classroom was erected at the school and the smaller classroom in the old building was converted into a library. In 1979 a new water system and two new tanks were installed. In 1985 a new fence was erected along the railway line and grants were spent on landscaping and the car parking area. A rotunda was built in 1989 as a memorial to Jennifer Hedley, a former student, and in 1989 a new toilet block and storage shed were built. More portable classrooms and administration rooms were added in 1992, 1994, 1995 and 1996 by which time the original brick school building had become a multi-purpose room and library. More than 350 people attended the Tallarook State School Centenary celebrations in 1975.

Tallarook Cemetery

Ten acres were gazetted in 1871 for the Tallarook Cemetery. A transcription of cemetery records indicates that the first burial was in 1877 however there may have been earlier burials in this cemetery.

Former Railway Hotel, 15 Main Road

Thomas Fox purchased the land this hotel is built on in 1862. According to Martindale, Thomas Fox erected his second hotel on this site on the corner of Lodge Street and Main Road however in 1872 the rate books show William Fox as the operator of the Railway Hotel and Thomas Fox as the owner of the Tallarook Hotel. The Tallarook Hotel is also shown for Thomas Fox in 1869. William Fox later sold the Railway Hotel to Routledge. In 1929 part of the hotel suffered considerable damage by fire and alterations, particularly construction of the verandah, were built soon after. The stores associated with the hotel were closed about the time of the fire.

Mechanics' Institute Hall, 44 Main Road

In 1891 the *Broadford Courier* reported that James Fox, Tallarook publican, donated land to the community for the "erection of a capital and commodious public hall for the general use of its inhabitants". "A company limited by Guarantee and owned by subscribers was created" to raise funds to build the hall. To subscribe to the company, local residents contributed a minimum of £1. Once sufficient funds were raised, the hall was designed and constructed in 1891 by local builder Andrew MacKay. MacKay's motto was reported to be "A house in a day, a street in a week". Martindale states that the date of 1887 on the hall was an error created when it was repainted. Supposedly the painters had forgotten the correct date and "in the easy-going Australian fashion 1887 was painted up as being about as close to the date as anyone involved in the incident could remember". It is possible that 1887 may have been the original date and not an "error" when repainting as the land was donated in 1887 and the company formed to establish the hall was possibly created at the same time. Currently the hall shows the date of construction as 1891.

The Mechanics' Institute Hall and library has been used by the community and community groups since it was built, including as a temporary school while repairs and renovations were being carried out on the school.

Abbingdon, former Junction Hotel (Howes Hotel) and adjoining cottages, 6 Main Road

According to Martindale, this was the former Junction Hotel built by O'Brien who also had a general store and a butcher's and baker's shop attached.

In 1871 Stephen Howe purchased No. 6 Main Road and the next three allotments to the south. In 1879 the rate books show the first entry for a hotel and store owned and operated by Stephen Howe at Dabyminga (Tallarook). In 1872, Patrick O'Brien is shown as being a storekeeper with "store, shed, stables" on property owned by Stephen Howe. O'Brien is also listed in 1870 with "paling house, hotel, store, stables" on Crown Land and in 1874 and 1875 a Bridget O'Brien is shown as running a hotel and store at Dabyminga.

These entries may all refer to the one hotel, however the existing building which operated as the Junction Hotel until

HERITAGE CITATION REPORT

about 1930 can definitely be connected to Stephen Howe as the rate books list Howe as the owner and operator of a hotel from 1879 and in 1881 the name Junction Hotel is recorded in the description.

Post Office, 6 Main Road

The Tallarook Post Office has had several locations. In the early years it was run by William Fox at his hotel, then moved to the Railway Station. Stephen Howe then built a Post Office beside his hotel (Junction Hotel).

The population of Tallarook has remained fairly static over the years despite the closure of the passenger line and freight line to Yea and Mansfield in 1977 and 1978 respectively. In 1980 the population of the town was 220.

The North-eastern railway

A railway line to northeastern Victoria was first proposed in 1862. Various routes were suggested and some were privately surveyed. An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until the 1869 survey of Engineer-in-Chief, Thomas Higinbotham, was adopted.

On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims.

Opening of the railway

The North-eastern railway line from Essendon was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872. The bridge across the Goulburn was delayed because of a shortage of piers and girders. Rather than wait for the bridge to be finished, a decision was made to open the line with a temporary terminus at Schoolhouse Lane south of the river. A trial trip was arranged for 11 April 1872 when a train carrying "the Minister for Railways, Minister for Lands, Engineer-in-Chief, Locomotive Superintendent, Traffic Manager and several Parliamentarians" took 2½ hours to travel from Melbourne to Schoolhouse Lane where a reception was arranged at the terminus.

From March 1873, until the line was opened to Wangaratta later that year, the trains on the northeastern line crossed at Tallarook. Tallarook was also a regular stopping station for the express trains although many of the stations south of Tallarook were bypassed.

Duplication of the railway

Firewood for the growing population of Melbourne was one of the main commodities for the freight trains. Many sidings were built along the line for loading firewood. Additional traffic was added to the main line from Seymour to Melbourne when the line through the Goulburn Valley to Numurkah opened in 1881. Funds were allocated for the duplication of the line between Melbourne and "a point south of the Goulburn River Bridge at Seymour" in August 1882. The new line was built to the east of the existing line and the Broadford to Tallarook section was opened on 12 December 1883. This section was completed some years before other sections of the line were duplicated. This may have been because a ballast pit between Broadford and Tallarook was reopened and a tramway was provided to the quarry. At the same time work commenced on the branch line to Yea and the Tallarook goods yard was remodelled to accommodate this line.

Railway structures and buildings

When regular services commenced on 18 April 1872 between Melbourne and Schoolhouse Lane the only stations opened north of Essendon were Wallan Wallan, Kilmore and Broadford. Following severe criticism from the press and the public, O'Grady, Leggatt and Noonan (the contractors):

offered to erect temporary accommodation for passengers at the intermediate stations and temporary residences for station staff. The passenger shelters were built during May, 1872, at a cost of £76 each and the stationmaster's residences cost just £90 each.

In 1872 and 1873 the contractors lodged four claims totalling £19,725 for "the provision of temporary station

HERITAGE CITATION REPORT

structures together with additional works not specified in the contract". It is possible that the temporary station that was constructed in 1872 at Tallarook, was included in this cost.

The northeastern railway from Essendon to Tallarook was unusual because the stations were built on the western side of the single line track. Another uncommon practice used on this section of the line, except at Tallarook, was that the "goods sheds and sidings were placed on the same side as the station building". The goods sheds at Tallarook had to be moved to accommodate the duplicated line to the east of the existing one, and the branch line to Yea.

When the northeastern line opened in 1872, travellers were confronted with "makeshift sheds and shelters" instead of stations. In 1874 the Government instigated a program to provide "permanent station buildings and better passenger facilities" at the major towns.

At Craigburn, Wallan, Kilmore (East), Broadford and Tallarook, six-roomed buildings were erected consisting of four residential rooms, a booking office and waiting room. The remaining stations were not considered to be of sufficient importance to warrant anything more than shelter sheds for travellers.

Not long after the larger timber station buildings were erected, additional space was provided in the form of an 11 ft x 14 ft annexe at one end. Interlocking and signal-boxes were built later. Goods sheds at Tallarook and other large stations to the north were 100 ft. x 36 ft. corrugated iron structures with timber frames and brick foundations.

The Tallarook Station was opened on 18 November 1872. The name of the station was to be "Tallarook and Dalbyminga" [*sic*] however Tallarook ended up being the name used.

In February 1878 J. Richardson successfully tendered to build the standard six-roomed timber building at Tallarook. In February 1894, the station was destroyed by fire. In 1897 B. MacPherson built the brick station. It originally included a refreshment room for passengers changing trains to travel on the mixed train serving the Mansfield line. In 1884 a second platform was provided, a narrow island with a cantilever verandah, serving both the doubled main line and the branch. In the following year a footbridge was erected to connect the two platforms. By design these works coincided with construction of the branch line to Yea, completed in 1883.

The original goods shed was a timber-framed corrugated iron building with a track running through it. The replacement shed was much smaller. Locomotive facilities for branch line trains were introduced by a single-stall shed in 1883, followed by a fuel platform and turntable. A coal stage was erected in 1901. There was also a seventy thousand gallon storage dam for locomotive water.

The former level crossing north of the station was a major bottleneck on the Hume Highway. Interlocked gates worked from the nearby signal-box, which replaced the hand-operated gates in 1885 or 1896. These lasted until 16 October 1961, when an underpass was brought into use. Signalling was then transferred to a frame in the station office. A plan to duplicate the Hume Highway between Melbourne and Seymour provided for a new section of road to by-pass Tallarook entirely, and this was brought into use in 1970. It crosses the railway on twin-overline bridges about a mile south of the station. The underpass remains to carry local traffic to and from the Highway from the Yea road and from Tallarook.

Other changes at the Tallarook station included the replacement of the footbridge by a pedestrian subway and installation of "diamond crossings" over the standard gauge line to provide access to the goods yard and for the Yea Branch.

In Seymour, houses for railway employees were built on the eastern side of the line, the same side as the station. Houses for railway employees at Tallarook were also erected on both sides of the station, with additional houses constructed in the 1960s following the opening of the standard gauge.

Chronological Summary

HERITAGE CITATION REPORT

1869: North eastern line surveyed
1870: Land to be claimed for railway and construction begins
1872: Melbourne to School House Lane, opened
1872: Tallarook Station opened
1872-3: Temporary station buildings erected
1873: Seymour to Benalla section of line opened
1873: Benalla to Wodonga section of line opened
1878: Permanent station erected
1881: Sydney to Albury line opened
1881: Line to Numurkah opened
1883: Line over River Murray opened
1883: Duplication of Broadford to Tallarook section opened
1883: Branch line to Yea completed
1883: Single-stall shed erected, later fuel platform and turntable
1884: Second platform provided, island cantilever verandah
1885: Footbridge erected to connect the two platforms
1894: Station destroyed by fire
1896: Interlocked gates worked from signal-box
1897: Brick station erected
1901: Coal stage erected
c1901: 70,000 gallon water storage dam
1961: Interlocked gates removed when underpass constructed
1969: Standard gauge crossing loop in use
1970: Hume Highway duplication and bypass of Tallarook. Turntable removed.

Description

Physical Description

The Tallarook Precinct is generally bounded by the Dabyminga Creek to the east, the southern boundaries of the cemetery and 77 Main Road to the south, west to include the railway station complex, east along the railway underpass to include the swimming pool in Upper Goulburn Road, south behind parts of Lodge Street then east to the Dabyminga Creek including the Public Purpose Reserve.

The precinct is comprised of a small town with significant places located at intervals along Main Road. There are important views along Main Road, Lodge Street. Views to the creek, pasture and ranges beyond are obtained in many places throughout the precinct. Views to and along the Dabyminga Creek include the natural features of flood plains, billabongs and mature native trees. Important views are obtained to and from the gentle crest near the intersection of Main Road, Upper Goulburn Road and Lodge Street, particularly to the large hotel and former hotel.

These historic buildings, all single or two storeys in height, provide important views of authentic historic architecture and fabric in their streetscapes, some with mature exotic trees and most with substantial setbacks. Remnants of street tree plantings complement the popular, predominantly British, designs of the historic buildings. The views along Main Road, Lodge Street and other minor roads off Main Road, towards the historic buildings are a very important part of the country town character. This aesthetic and historic character is strongly reinforced by a backdrop of the Tallarook Ranges, pasture lands and the mature native eucalypts that surrounds this precinct.

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The historic township is strongly defined by the engineering infrastructure, particularly the railway line and station areas, and Main Road. The Dabyminga Creek, and their associated floodplains are also defining features. The lineal north-south design of the early town layout is strongly influenced by the need to accommodate the main road between the creek and railway line that runs north-south. Therefore, the almost rectangular allotments vary in size, but are essentially at right angles to the main road.

The creek, floodplains and, railway line and station have strongly influenced the position of the main roads and the layout of the town, and the original/early lineal and grid subdivision and allotments of the early town centre is still evident. The important infrastructure features include:

- The distinctive lack of concrete kerb and channel on most streets.
- Red brick gutters along parts of the main road.
- Gravel verges
- The railway reserve and track, station, pedestrian subway and other infrastructure.

Main Road has a strip of black asphalt down the centre and gravel verges on either side, with black asphalt footpaths in parts. In some parts of the road the asphalt extends to the gutters either side. A particularly good example of an early red brick gutters extends from the hotel on the corner of Lodge Street to 31 Main Road. Other parts of the precinct have graded gravel roads.

The historic character of the township is also enhanced by mature exotic street trees along Main Road and Railway Place and the road next to the Anglican church. (Gaps appear between these existing trees and it is likely that some have been removed.) There is also a significant Oak (possibly an Algerian Oak) in Railway Place, and numerous other trees such as elms and pines.

Within this framework are a number of commercial, residential and community buildings dating from the nineteenth to mid-twentieth century, which illustrate the historic development of the town. They exist in a cluster around the main intersection, and are also along Main Street to the south.

The houses including nineteenth century cottages, which are characterised by picturesque forms with verandahs, gable and hipped roofs, finials, chimneys, double-hung timber windows, and modelling of roofs and walls to create depth and deep shadows. Opposite the station is a group of former railway staff houses, one from the nineteenth century and some dating from the mid-twentieth century including a prefabricated 'Winwood' house of c.1947 and another house of similar design to those found in Seymour. The original police station and residence is also within this group.

Two Italianate styled hotels, one with a two-storey corner tower and recessed verandahs on both sides, and the other with a c1930s verandah over the footpath on two sides form important landmarks at the centre of the town.

Brick, rendered or face, bluestone and weatherboards are common wall materials. Roof materials include slate and galvanised corrugated iron. Notable decorative details include cast iron, finials, eaves decoration and stringcourses, on some buildings.

Fences throughout the town are low to medium height, 1000-1200mm, particularly in front of residential places.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

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Objectives

- To ensure that the significance of heritage places within the precinct is conserved or revealed.
- To conserve the historic low scale, low density character of the precinct and ensure that new development is compatible with it.
- To ensure that new development does not become a visually dominant element in the precinct.
- To conserve and enhance significant views, vistas and landmarks in the precinct.
- To conserve the informal road formations within the precinct.
- To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

- Conserve significant features on places shown as significant or contributory on the relevant precinct map.
- Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
- Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.

7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

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9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).
10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.
11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.
12. Conserve or reveal views that contribute to the significance of the precinct.
13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

- a. Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.
- b. Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.
- c. Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.
- d. Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- e. Encourage the use of fence styles that are appropriate to the era of the house.
- f. Ensure that fences do not obscure the visibility of the house from the street.
- g. Encourage garages or carports to be situated at the rear of dwellings.
- h. Discourage vehicle access from the frontage and the construction of any hardstand parking areas or structures in the front setback area.
- i. Encourage the undergrounding of infrastructure such as telephone, and data lines.
- j. Discourage road and drainage works that alter the original formation of the roadways.
- k. Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.
- l. Encourage archaeological documentation into the associations of this precinct with the station and railway, the hall, hotels and churches.

Trees

In order to conserve the heritage significance of significant trees, it policy to:

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- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.
- If the significant trees require replacement, encourage replacement with 'like with like' species

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council's Heritage Adviser or an appropriately qualified consultant.

Statement of Significance

What is significant?

Tallarook Township is a small rural township. The places/elements that contribute to the significance of the precinct are shown on the precinct plan and include:

- The former Railway Hotel and the former Howe's Hotel, and associated features including trees, underground tanks and outbuildings.
- Community and civic buildings including St Stephen's Anglican Church, St Joseph's Catholic Church, Tallarook Primary School and the Tallarook Mechanics' Institute
- The railway station complex including the station buildings and platforms, the underground pedestrian walkway, and remnants of sidings and associated infrastructure.
- The former police station and railway staff houses in Railway Place and other houses at 2, 8-10, 11, 12, 13, 19, 21, 36, 40 & 50 Main Road, and the outbuildings at 58 Main Road and mature exotic and native trees within gardens.
- The blacksmith/garage at 2-4 Main Street, former Post office at 6 Main Street, and shop at 23 Main Street.
- Tallarook Cemetery.

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- Mature exotic trees remnant brick gutters within the road reserve, the bluestone culvert in Main Road north of Hedley's Lane, and informal road construction.
- Ruins and archaeological sites.

The significant places are of mixed design, function and materials, but most are of timber, face brick, stucco or bluestone construction, hipped or gable roofs clad in slate or galvanised corrugated iron, with chimneys, and double-hung timber windows.

How is it significant?

Tallarook Township precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Tallarook Township is historically significant as a place that provides a reminder of the heyday of Tallarook during the nineteenth and early twentieth centuries. The hotels and blacksmith's shop, located near the station and main intersection, testify to the importance of the centre as a service point for train and road travellers between Melbourne and northern and northeastern Victoria. (Criterion A)

Tallarook Township is historically and socially significant as the centre of the Tallarook district. The hotels, school, cemetery, hall and churches have strong associations with the social activities of the community. (Criterion G)

Tallarook Township is historically significant as a representative example of a rural township with a scattered and organic layout that illustrates the erratic commercial, community and residential development that is typical of rural towns in the nineteenth century. (Criterion D)

Tallarook Township is aesthetically significant for its distinctive nineteenth and early twentieth century picturesque character, which is integrally related to the surrounding farmland, native trees, creek and Tallarook Ranges in the distance. (Criterion E)

Tallarook Township is scientifically significant as a place that has potential for archaeological deposits that may provide further information about the early settlement of this area. (Criterion C)

Recommendations 2012

External Paint Controls

Yes

Internal Alteration Controls

-

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

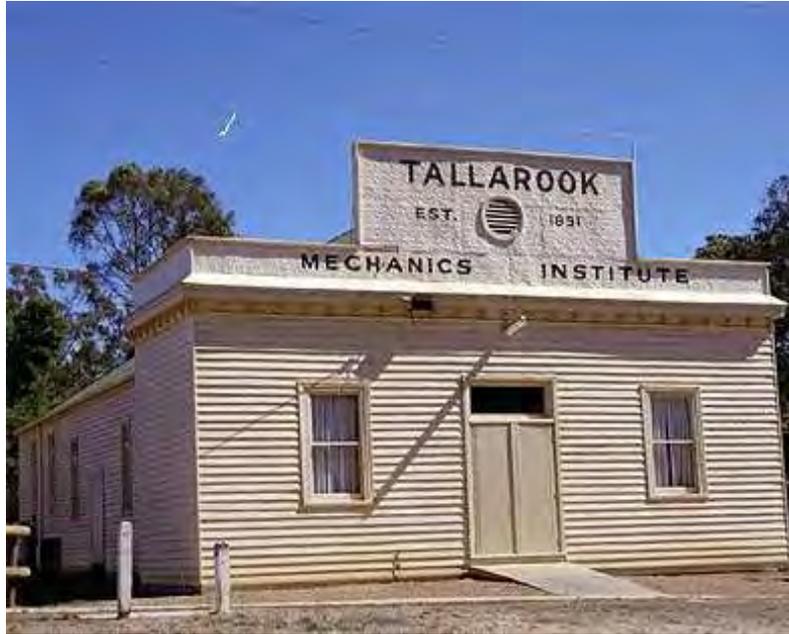
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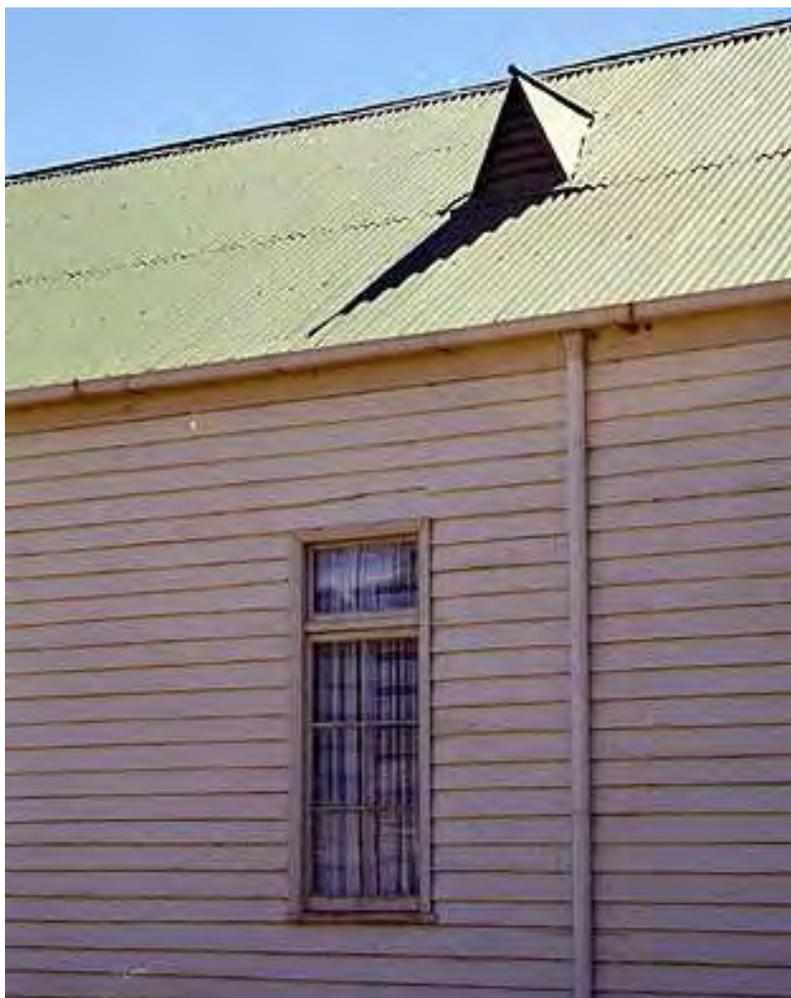
Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | TALLAROOK MECHANICS INSTITUTE and FREE LIBRARY | File No | 488 |
| Address | 44 MAIN ROAD, TALLAROOK | Significance Level | Local |
| Place Type | Mechanics' Institute,Hall Public | | |
| Citation Date | 2013 | | |





**Recommended
Heritage Protection**

VHR - HI - PS Yes

Architectural Style

Victorian Period (1851-1901)

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6. Developing cultural life; 6.1 Forming associations, 6.6 Education

Hotels and markets were the early focus of cultural life, after the encampments of the overlanders and shepherds, many of whom had lived solitary existences. To an extent this focus continued, but simultaneously spread as other buildings and institutions were created. The mid nineteenth century, around 1850 stands out as the point when such changes began, though the gold rushes affected culture in many contradictory ways, unsettling society but generating great wealth

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for its projects. Of particular importance was the influence of growing numbers of women - it may be no coincidence that at the same time as the gender imbalance began to change a range of settled cultural institutions came into being. Churches, temperance societies and schools gave new emphases to family life as opposed to the independent life of the drover or digger. Masonic lodges, Mechanics' Institutes and political institutions were designed to focus on the moral, intellectual and political aspirations of men (Mitchell Shire Environmental History, 2006:68).

A Library and reading rooms were sought for Kilmore in 1851, but again their construction was delayed by the gold rushes, which stalled many developing patterns of settled life for their duration. As a promoter of such settled patterns of self-improvement and recreation, the Mechanics' Institutes, such as that extant at Tallarook, became a focus of support in the 1850s from both Protestant and Catholic hierarchies as well as the wider community, who hoped that they would provide 'a school of morality and safety valve for the profitable employment of spare time' (Tucker, p88). The gold rushes also had the paradoxical effect of galvanising many members of the community interested in preserving those patterns of life based on home, family and religion which they felt were threatened by gold (Mitchell Shire Environmental History, 2006:71).

Education was not limited to schools and children, but also took the early form of mechanics' institutes which were established to educate adults both young and old who had not the means to pay for an expensive education in an age where 'self-improvement' was the motto of both the radicals, religious and middle-class establishments. The social significance of these institutions is demonstrated by one example: the Tooborac Mechanics' Institute was opened in 1889 with 'a grand concert and ball', and as these institutes were often expanded to include free libraries such as that built in Seymour in 1875. A library followed in Tooborac in 1890. Mechanics' Institutes were joined later by the railway institutes, which focused on the education of the workers (Mitchell Shire Environmental History, 2006:81).

Tallarook

Tallarook township, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.

Surveyor Thomas Pinniger produced the *Sale Plan of Town & Suburban Lands* at Seymour in April 1855 and, in August 1855, he made a plan called the *Township of Tallarook on the Goulburn River*. It had an elaborate design of arcs and curves for the streets, named The Sextant, Lower Terrace and Upper Terrace, with a prime location at the centre reserved for the Episcopal Church. Some town allotments were pre-allocated to James Maxfield, James Ball and J. James. An important site on this map was "From Broadford and Melbourne - Proposed Crossing Place".

However, the 1855 plans for the township of Tallarook north of the Goulburn were abandoned and instead a site south of the river on the Dabyminga (Reedy) Creek was chosen for the "new" Tallarook. Initially the town was called Dabyminga however the name Tallarook was quickly adopted and has been used since (although the actual town of Tallarook was not gazetted until 1952).

The new township of Tallarook on the Dabyminga Creek was conveniently located between Broadford and Seymour and at the junction of the road to Yea and the first coach stables built by J. Fox formed an ideal changing post for coach horses. At the end of 1860 there was a store, blacksmith's shop, huts, and a public house being erected. The first hotel was built by Thomas Fox and had a store attached. It was opposite the Tallarook State School and the first post office was nearby. Fox later erected a hotel on the site of the present Railway Hotel at the south-east corner of Lodge Street and Main Road. Near this location he also moved his store, which included a bakery, butchers and blacksmith's shop.

Tallarook was predominantly a pastoral area when the town was first established. In addition to the traditional shops and hotels, the town's workforce included John Hedley, an early timber worker, Michael McIntyre, a mason, and Joshua Pye, an old Englishman who used the water from his well to manufacture ginger beer in his factory. The arrival of the railway

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to Tallarook in 1872 provided more employment and helped develop the timber industry, which operated two saw mills close to the railway station. The population was again boosted by the construction of the railway line to Yea, which opened in 1883. In 1890 the population of the town of Tallarook was 200. In that year it was described as being an:

agricultural township with telegraph station, savings bank, post and money-order office. The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

[Note: This is an edited version of the Tallarook Town Precinct history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006*]

Place history

In 1891 the *Broadford Courier* reported that James Fox, Tallarook publican, donated land to the community for the "erection of a capital and commodious public hall for the general use of its inhabitants". "A company limited by Guarantee and owned by subscribers was created" to raise funds to build the hall. To subscribe to the company, local residents contributed a minimum of £1 (Lorraine Huddle Pty Ltd, 2006). Once sufficient funds were raised, construction of the hall commenced in January 1891 and was completed by early April. The hall was designed by local builder/architect Andrew McKay. while the Messrs Bray Bros' were contractors and Mr Lambden the clerk of works (*Broadford Courier & Reedy Creek Times*). McKay's motto was reported to be "A house in a day, a street in a week" (Lorraine Huddle Pty Ltd, 2006).

The formal opening hall in early April 1891 was celebrated with a dance that was attended by 'a large number of the public of the district, a most enjoyable time being spent by everyone present' (*Broadford Courier & Reedy Creek Times*).

At one time after repainting a construction date of 1887 was painted on the hall. Martindale (1982:174) states that the date of 1887 on the hall was an error created when it was repainted. Supposedly the painters had forgotten the correct date and "in the easy-going Australian fashion 1887 was painted up as being about as close to the date as anyone involved in the incident could remember".

By November 1891 the 'nucleus' of a Free Library had been established. A reading room had been set aside and 120 books representing 'the standard works of the best fiction writers' had been procured. In other to clear the debt involved with the setting up of the library a grand variety entertainment was held late in 1891 (*Broadford Courier and Reedy Creek Times*).

The Mechanics' Institute Hall and Free Library has been used by the community and community groups continuously since it was built, including as a temporary school while repairs and renovations were being carried out on the school (Lorraine Huddle Pty Ltd, 2006:364).

[Note: This is an edited version of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Sources

Baragwanath, Pam, *If the Walls Could Speak, a Social History of Mechanics' Institutes of Victoria*, 2000, p.263

Broadford Courier and Reedy Creek Times, Saturday 11 April 1891, p.2, Friday 20 November 1891, p.2

HERITAGE CITATION REPORT

Kilmore Free Press, 22 January 1891, p.2

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two: Environmental History*, 2006

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study Volume Five: Precinct documentation*, 2006, cites the following sources

- Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982, p. 174;

- Information provided by Libby Webster, Secretary, Hall Committee, in 2002

- Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file)

Relevant Historical Australian Themes

4. BUILDING SETTLEMENTS, TOWNS AND CITIES

4.3 Developing institutions

6. EDUCATING

6.1 Forming associations, libraries and institutes for self-education

8.10 Pursuing excellence in the arts and sciences

Description

Physical Description

2013:

The Tallarook Mechanics' Institute is situated on a large site with open space to the north, now used as a car park. Fronting Main Street, it has a symmetrical facade with central double doors, flanked by windows either side. The dominant feature of the facade is the large parapet clad with pressed metal, and featuring a timber cornice and corbels and a round louvre vent. The symmetrical planning of the building with central hallway flanked by a pair of small rooms and large hall behind these is typical of the layout of many Mechanics' Institutes.

Tallarook's Institute has a large hall situated between the front wing and a supper room at the rear. The supper room is a later extension - (the join in the weatherboards is evident on the south elevation) but this part has been designed in matching style with some Federation -style notched weatherboards and matching round vent to the gable end. The windows are of six pane sashes with fanlights over each one. The gable roof has a series of triangular roof ventilators. There is a modern extension to the rear with toilets and verandah. The exterior is clad in square edged weatherboard and the roof in red-painted corrugated galvanized iron. The building has a high degree of integrity externally and is in good condition.

The interior comprises bead-edged lining boards to walls and pressed metal decorative panels to the ceiling. Interior doors are four panel doors with a top panel of glass. The interior appears to be highly intact.

A recent public art project has provided a ceramic sculpture entitled 'Tallarook Stacks' that was completed in 2011. There is a new disabled access ramp to the front door and garden beds at the side and entrance.

Comparative Analysis

The most common type of public halls and Mechanics' Institutes were simple gabled buildings constructed of weatherboard, sometimes with ante-rooms flanking the front elevation and/or with a rear skillion. In larger towns they were often constructed of brick with more elaborated decoration to the facade.

Tallarook Mechanics' Institute is of typical design and is notable for its high degree of intactness, both externally and internally. It is one of five surviving late nineteenth or early twentieth century Mechanics' Institutes or public halls in Mitchell Shire. The others are:

- Seymour - Erected in 1874 with later additions, this is the earliest surviving Mechanics' Institute. Constructed of brick, it has a similar level of external integrity to Tallarook.
- Wallan - Brick section erected in 1877 with later timber additions. This has a similar level of external integrity to Tallarook.
- Tooborac - Erected in 1889, this was a gabled weatherboard building with a small gabled porch. It has been altered and added to at the rear and has a moderate level of external integrity when compared to Tallarook.
- Wandong. Erected in 1901 this is a simple gabled hall and porch. The hall has recently been extended at the rear and side. It has a moderated level of external integrity.

Statement of Significance

What is significant?

Tallarook Mechanics' Institute & Free Library, designed by Andrew McKay and opened in April 1891, at 44 Main Road, Tallarook is significant. The simple form, detailing and materials and siting of the hall as constructed in 1891 contribute to its significance.

Non-original alterations and additions to the hall are not significant.

How is it significant?

Tallarook Mechanics' Institute & Free Library is of local historic, social, architectural and aesthetic significance to Mitchell Shire.

Why is it significant?

Tallarook Mechanics' Institute & Free Library is historically significant as a building that provides tangible evidence of the establishment of Mechanics' Institutes and Free Libraries in the late nineteenth century. Mechanics' Institutes and Free Libraries played an important role development of communities and this hall is socially significant as building that continues to be used and valued by the local community after 120 years. (Criteria A & G)

It is architecturally significant as a representative example of a typical nineteenth century public hall. Notable detailing include the parapet to the facade and the whole series of original windows as well as some Federation- style gable end detailing to the supper room. The triangular roof ventilators are also a feature of the style and period for public halls. The significance is enhanced by the high degree of external and internal integrity of the building. (Criterion D)

It has aesthetic significance as an historic landmark within Tallarook, which contributes to the historic character of the township area. (Criterion E).

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------|---------------------------|-------|
| Name | JUNCTION HOTEL (FORMER) | File No | 406 |
| Address | 6 MAIN ROAD, TALLAROOK | Significance Level | Local |
| Place Type | Hotel,Stables,Well | | |
| Citation Date | 2013 | | |



Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

4. *Developing a service economy; 4.1 Lodging people, 4.2 Servicing travellers,*

The location of the Study Area straddling major highways, in particular the Sydney Road, ensured that a thriving service economy would develop not only to service the local community, but also large numbers of travellers. Hotels benefited in lodging both people and horses, as well as providing a social focus for the community at large. Early stables still survive at the Prince of Wales Hotel in Seymour. The competition between hotels could be fierce, but the business was equally profitable as traffic on the Sydney Road increased, particularly in the 1840s when the service economy took off. The gold rushes, while depressing agricultural production due to labour shortages, also benefited hotels in the servicing of waves of prospectors and the prospect of new money (Mitchell Shire Environmental History, 2006:60).

Clearly connected with theme 4.1, was the broader servicing of travellers, which was not always purely in terms of providing lodgings, but also of providing respite, relaxation and stables or blacksmiths. Hotels also often had stores attached, such as those at the Criterion, Morningstar and Black Bull Hotel. The Sugarloaf Hotel (of which only the stone fence remains) was a typical example of a hotel servicing travellers and locals alike, with its strategic location a stage-coach leg from Kilmore. Other hotels boasted baths and showers (Mitchell Shire Environmental History, 2006:60).

Tallarook

Tallarook township, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.

Surveyor Thomas Pinniger produced the *Sale Plan of Town & Suburban Lands* at Seymour in April 1855 and, in August 1855, he made a plan called the *Township of Tallarook on the Goulburn River*. It had an elaborate design of arcs and curves for the streets, named The Sextant, Lower Terrace and Upper Terrace, with a prime location at the centre reserved for the Episcopal Church. Some town allotments were pre-allocated to James Maxfield, James Ball and J. James. An important site on this map was 'From Broadford and Melbourne - Proposed Crossing Place'.

However, the 1855 plans for the township of Tallarook north of the Goulburn were abandoned and instead a site south of the river on the Dabyminga (Reedy) Creek was chosen for the 'new' Tallarook. Initially the town was called Dabyminga however the name Tallarook was quickly adopted and has been used since (although the actual town of Tallarook was not gazetted until 1952).

The new township of Tallarook on the Dabyminga Creek was conveniently located between Broadford and Seymour and at the junction of the road to Yea and the first coach stables built by J. Fox formed an ideal changing post for coach horses. At the end of 1860 there was a store, blacksmith's shop, huts, and a public house being erected. The first hotel was built by Thomas Fox and had a store attached. It was opposite the Tallarook State School and the first post office was nearby. Fox later erected a hotel on the site of the present Railway Hotel at the south-east corner of Lodge Street and Main Road. Near this location he also moved his store, which included a bakery, butchers and blacksmith's shop.

Tallarook was predominantly a pastoral area when the town was first established. In addition to the traditional shops and

HERITAGE CITATION REPORT

hotels, the town's workforce included John Hedley, an early timber worker, Michael McIntyre, a mason, and Joshua Pye, an old Englishman who used the water from his well to manufacture ginger beer in his factory. The arrival of the railway to Tallarook in 1872 provided more employment and helped develop the timber industry, which operated two saw mills close to the railway station. The population was again boosted by the construction of the railway line to Yea, which opened in 1883. In 1890 the population of the town of Tallarook was 200. In that year it was described as being an:

agricultural township with telegraph station, savings bank, post and money-order office ... The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

[Note: This is an edited version of the Tallarook Town Precinct history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006*]

Place history

The exact date of the former Junction Hotel is not known but it appears to date from c.1870.

In 1871 Stephen Howe purchased No. 6 Main Road and the next three allotments to the south. In 1879 the rate books show the first entry for a hotel and store owned and operated by Stephen Howe at Dabyminga (Tallarook). In 1872, Patrick O'Brien is shown as being a storekeeper with "store, shed, stables" on property owned by Stephen Howe. O'Brien is also listed in 1870 with "paling house, hotel, store, stables" on Crown Land and in 1874 and 1875 a Bridget O'Brien is shown as running a hotel and store at Dabyminga (Lorraine Huddle Pty Ltd, 2006:313).

These entries may all refer to the one hotel, however the existing building which operated as the Junction Hotel until c.1930 can definitely be connected to Stephen Howe as the rate books list Howe as the owner and operator of a hotel from 1879 and in 1881 the name Junction Hotel is recorded in the description (Lorraine Huddle Pty Ltd, 2006:313).

According to Martindale the hotel was run for many years by Stephen and then by his sons John and George. In about 1930 the hotel closed and was converted into a cafe. The store continued to operate until the 1960s, but later closed and was demolished in 1988 (Martindale, 1982:172-3).

The bricks for the buildings were reputedly made on site. Room of stables used as a morgue after a railway accident. In 1988 the store next door to the hotel was demolished.

[Note: This is an edited version of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006*]

Sources

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two: Environmental History*, 2006

Lorraine Huddle Pty Ltd, *Mitchell Shire Stage Two Heritage Study Volume Five: Tallarook Town Precinct*, 2006
Ward, Reed (98) - including 1 map

HERITAGE CITATION REPORT

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Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche);

Transcription of Tallarook Rate Books. Source: Seymour & District Historical Society Inc. (computer file)

Relevant Historical Australian Themes

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

3.12.5 Retailing foods and beverages

3.22 Lodging people

3.23 Catering for tourists

Description

Physical Description

The former Junction Hotel and stables is a landmark building located at the northern end of the Tallarook township, at the junction of Lodge Street and Main Road where it diverts to become Upper Goulburn Road. The railway line is situated immediately at the rear of the property and the stable block extends for a long distance along this boundary with the railway land. The former hotel is now used as a house but still exhibits the distinctive splayed corner typical of hotels. The two-storey Victorian style stuccoed building has two verandahs that return into the projecting corner. The hipped roof form, brick (painted) chimneys and overall form of the building is highly representative of a nineteenth century hotel building typology. The window and door openings all appear to be original. The two storey verandahs have been rebuilt with new timber posts and floor structure, and the cast iron lace balustrade panels appear to be replicas, particularly in the manner in which they are fitted between upright balusters. The metal palisade fence to Main St is also a replica. The front door is a (sympathetically done) replacement. The floor of the verandah is concrete at the front and brick at the side, the soffit of the upper floor is lined with pine lining boards, all of which indicate that the verandahs have been substantially rebuilt.

To the side of the hotel on a face brick wall is an early 'accommodation' sign, which is of interest. There is a small but old apple tree located at the corner of the building and a large peppercorn tree in the large side garden. Another early feature is the 'beehive' well/tank.

The stable complex at the rear of the site is of unusually large size and is built of soft red brick in vernacular style. The gable roof is articulated with a projecting front gable with timber cladding, a visible timber beam or lintel, and double doors. A number of changes have taken place to the openings of the stable building, including the insertion of a garage door, and new multi-paned windows either side of the central door. There is an early brick lined floor to the stables which is of interest.

Comparative Analysis

This is one of a number of nineteenth century hotels in Mitchell Shire and it is notable for retaining its original stables block and other features including the well. While a number of early hotels survive, few retain their original stables and of those that do, few are comparable with these stables. Other examples of nineteenth century are:

- Former Whitehart Hotel, Pyalong (HO121). This retains a stone stables block of comparable size and quality.
- Prince of Wales Hotel, 48 Emily Street, Seymour (HO156). This retains a small timber stables block.

HERITAGE CITATION REPORT

Within Tallarook it also compares with the less intact former Railway Hotel directly opposite.

Statement of Significance

What is significant?

The former Junction or Howe's Hotel complex, is significant. The following buildings and structures contribute to the significance of the place:

- The original form, materials and detailing of the hotel, including the early 'accommodation' sign on the side wall.
- The original form, materials and detailing of the stables, including original features of the interior such as the brick paved floor
- The 'beehive' water tank and well.
- The old apple and peppercorn trees.

The relatively high degree of external integrity of the hotel and the external and internal integrity of the stables contributes to the significance of the place.

Non-original alterations and additions to the above buildings including the verandah structure and structures are not significant.

How is it significant?

The former Junction or Howe's Hotel complex is of local historic, architectural and aesthetic significance to Mitchell Shire.

Why is it significant?

It is historically significant as an early hotel and stables complex, which demonstrates the importance of Tallarook as a stopping place along the Sydney Road in the nineteenth century. The size of the stables is particularly evocative of the importance of Tallarook as a coach stop where horses were changed and their significance is enhanced by their rarity value. The significance of the complex is also enhanced by the surviving well, which is a rare surviving example and the early plantings, which are associated with the early use and development of the hotel (Criteria A & B)

It is architecturally and aesthetically significant as a fine and intact example of a late nineteenth century hotel and stables complex, which is a local landmark that contributes to the historic character of Tallarook township. The aesthetic qualities of the buildings are enhanced by the mature trees. (Criteria D & E)

Recommendations 2013

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

Other Recommendations

Add to the heritage overlay to the extent of the whole property as defined by the title boundaries.

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------------|---------------------------|-------|
| Name | ANGLICAN CHURCH OF ST STEPHEN | File No | 490 |
| Address | 61 MAIN ROAD, TALLAROOK | Significance Level | Local |
| Place Type | Church | | |
| Citation Date | 2013 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect Terry & Oakden

Architectural Style Victorian Period (1851-1901)
Carpenter Gothic

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6. Developing cultural life; 6.2 Worshipping

Hotels and markets were the early focus of cultural life, after the encampments of the overlanders and shepherds, many of whom had lived solitary existences. To an extent this focus continued, but simultaneously spread as other buildings and institutions were created. The mid nineteenth century, around 1850 stands out as the point when such changes began, though the gold rushes affected culture in many contradictory ways, unsettling society but generating great wealth for its projects. Of particular importance was the influence of growing numbers of women (Mitchell Shire Environmental History, 2006:68)

Before the construction of churches, hotels, which were the centre of social life, also hosted the itinerant preachers who toured the colonies, particularly during the gold rushes. As population and expectations rose, in particular mid century with the gold rushes, churches of stone replaced wooden structures. The prominence and cost of churches were testimony to their centrality in spiritual, social and cultural terms. They were associated with other social and political groups, community service and the provision of education - associations that in many cases continue to the present day. This importance was recognised by government, which granted reserves of land specifically for the construction of churches, church schoolhouses and clergymen's residences in the early 1850s. At this time it was widely held that the mission of the British Empire was not merely one of commerce and 'civilisation', but of Christianisation. In this way the area's early churches link Mitchell Shire to the broader impulses driving the imperial pioneering age. Religion, in its various forms, was central to the cultural identification of the people (Mitchell Shire Environmental History, 2006:72).

Churches were the mainstay of social life, particularly for women and children. Churches were not only bound up in the theme of worship and spirituality but moreover of the marking of the phases of life, from baptism to marriage and burial (Mitchell Shire Environmental History, 2006:72).

Tallarook

Tallarook township, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.

Surveyor Thomas Pinniger produced the *Sale Plan of Town & Suburban Lands* at Seymour in April 1855 and, in

HERITAGE CITATION REPORT

August 1855, he made a plan called the *Township of Tallarook on the Goulburn River*. It had an elaborate design of arcs and curves for the streets, named The Sextant, Lower Terrace and Upper Terrace, with a prime location at the centre reserved for the Episcopal Church. Some town allotments were pre-allocated to James Maxfield, James Ball and J. James. An important site on this map was 'From Broadford and Melbourne - Proposed Crossing Place'.

However, the 1855 plans for the township of Tallarook north of the Goulburn were abandoned and instead a site south of the river on the Dabyminga (Reedy) Creek was chosen for the 'new' Tallarook. Initially the town was called Dabyminga however the name Tallarook was quickly adopted and has been used since (although the actual town of Tallarook was not gazetted until 1952).

The new township of Tallarook on the Dabyminga Creek was conveniently located between Broadford and Seymour and at the junction of the road to Yea and the first coach stables built by J. Fox formed an ideal changing post for coach horses. At the end of 1860 there was a store, blacksmith's shop, huts, and a public house being erected. The first hotel was built by Thomas Fox and had a store attached. It was opposite the Tallarook State School and the first post office was nearby. Fox later erected a hotel on the site of the present Railway Hotel at the south-east corner of Lodge Street and Main Road. Near this location he also moved his store, which included a bakery, butchers and blacksmith's shop.

Tallarook was predominantly a pastoral area when the town was first established. In addition to the traditional shops and hotels, the town's workforce included John Hedley, an early timber worker, Michael McIntyre, a mason, and Joshua Pye, an old Englishman who used the water from his well to manufacture ginger beer in his factory. The arrival of the railway to Tallarook in 1872 provided more employment and helped develop the timber industry, which operated two saw mills close to the railway station. The population was again boosted by the construction of the railway line to Yea, which opened in 1883. In 1890 the population of the town of Tallarook was 200. In that year it was described as being an:

agricultural township with telegraph station, savings bank, post and money-order office ... The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

[Note: This is an edited version of the Tallarook Town Precinct history prepared by Lorraine Huddle Pty Ltd for the Mitchell Shire Stage Two Heritage Study 2006]

Place history

The Anglican Church of St Stephen at Tallarook was erected in late 1884. In 1883 Mr Stephen Howe, owner of the then flourishing Junction Hotel, gave the land to build a church and W.F. Johnstone, a lay reader, was a 'moving force in securing its erection' (Martindale, 1982:174). The Howe family had a long association with the church - Mr Howe was a keen worker and benefactor for many years, and his son George was Hon. Sec. of the church committee in the 1890s.

The opening of St Stephen's was reported in the 12 January 1884 edition of the *Church of England Messenger*:

A church has recently been erected at Tallarook. The building, &etc has cost 250 pounds. About 200 pounds has been raised by donations up to date. It is considered the prettiest wooden church in the north-eastern district. Mrs.

HERITAGE CITATION REPORT

Moorhouse, with her usual liberality, has given a bell for the church. The land on which the building is erected was given by Mr S. Howe, of Tallarook.

The architects for the church were Terry & Oakden (PROV).

According to Martindale (1982:174) a well was put down close to the Church of England. A hand pump was installed and this became naturally a meeting place after the manner of an old English village.

During the 1890s the congregation dwindled and the church came under threat of closure by the Board of Public Health due to a number of outstanding issues with the building. In 1903 an exasperated Charles Boulton wrote to the Board:

We have no funds and it is already a hard struggle to find sufficient to pay the clergyman, in fact we owe him money at the present

However, the situation was resolved and in 1910 there were alterations to St Stephen's. The porch, which faced the North, was turned to face West. A lectern, donated by the Howe family in memory of Stephen Howe was installed. The work was carried out by Robert Langley Sinclair, L. Jones and Charles Boulton.

During the 1962 Centenary for St Matthew's Broadford, St. Stephen's was painted and redecorated. This included the uncovering and renewal of the old East window and the carpeting of the whole church. The altar was made free standing, the reredos attached to the walls and the platform altered.

The church contains many fixtures and fittings that are gifts in memory of past parishioners:

- Lectern - Stephen Howe (1910)
- Pulpit - William (First Secretary of Church) and Emma Price (1943)
- Crucifix - Robert Langley Sinclair
- Altar - Elizabeth Winnell (1934)
- Picture ("The Last Supper") & Collection Plate - Charles Orme Boulton (1951)
- Perpetual Flame Light - Mrs Duff and Bert Sinclair
- Cross - in memory of the war fallen (from Ladies Guild), 1922
- Reredos - Philip Lesley Gidley King (killed in action) 1917
- Honor Roll - Ladies Guild
- Bookstand - Sarah Boulton (1922)

[Note: This is an edited version of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Sources

Lewis, Miles, Australian Architectural Index, Melbourne, (microfiche)

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two: Environmental History*, 2006

HERITAGE CITATION REPORT

Martindale, H.G., *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982

Public Record Office of Victoria (PROV) VPRS 7882/P1 Unit 763

Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149(3) (microfiche)

Relevant Historical Australian Themes

8.6 Worshipping

8.6.4 Making places for worship

Description

Physical Description

The Anglican Church of St Stephen is a simple 'Carpenter Gothic revival' church of timber frame and weatherboard cladding. Carpenter Gothic is the term used to describe buildings that use/adapt Gothic revival detailing in timber, usually modifying the details to suit the different construction techniques required of timber.

It is located within a large allotment with a Cypress tree towards the rear of the site. The Gothic Revival form is expressed in a steeply pitched roof which is repeated in the porch and the sanctuary, and the windows that are built with pointed arch timber mouldings of straight profile and have a combination of fixed and openable sashes. There is a modern extension to the sanctuary, presumably providing enlarged vestry space. The small porch has a front door in the gable end and a pair of matching windows to each side of the porch. There is a bell mounted on the roof of the porch. The rear elevation has a triple light gothic revival, arch-headed window.

The interior is lined with unpainted pine lining boards, that create a coved ceiling and the windows have clear glass. There is a range of memorial plaques associated with local families, and the interior still contains the timber pews and other ecclesiastical joinery.

Changes to the building include a new front door and path, and the painted surfaces are in good condition.

Comparative Analysis

This is one of two nineteenth century churches in Tallarook. Architecturally, St Stephen's is typical of the simple Carpenter Gothic churches erected in the nineteenth and twentieth centuries. It does not compare directly with St Josephs Catholic Church in Tallarook, which is constructed of bluestone.

It is a representative Gothic Revival church of architectural significance for its simple Carpenter gothic detailing to the windows. The intactness of the interior including pews, linings, memorials and timber fittings is notable.

It compares with the former Presbyterian Church at Beveridge (HO6), which was constructed in 1896, Our Lady Help of Christians at Broadford (dating from 1907) and the Anglican Church of the Transfiguration at Pyalong (dating from 1914). St Stephens is more intact externally than the first two examples example and has a more intact interior than all of these.

Statement of Significance

HERITAGE CITATION REPORT

What is significant?

The Anglican Church of St Stephen, designed by Terry & Oakden and opened in January 1884, at 61 Main Street, Tallarook is significant. The simple form, detailing and materials and siting of the Carpenter Gothic style church and the interior contribute to its significance.

Non-original alterations and additions to the church are not significant.

How is it significant?

The Anglican Church of St Stephen, Tallarook is of local historic, social, architectural and aesthetic significance to Mitchell Shire.

Why is it significant?

The Anglican Church of St Stephen is historically and socially significant as the centre of Anglican worship in Broadford for over 120 years. The construction of the church is associated with the development of Tallarook after the opening of the railways and it is also closely associated with a number of notable local pioneers including the Howe family. It is also of interest as an example of a small rural church designed by the noted architects, Terry & Oakden. (Criteria A, G & H)

Architecturally, it is significant as a representative Carpenter Gothic church with steeply pitched roof and Gothic detailing to the windows. The intactness of the interior including pews, linings, memorials and timber fittings is notable. (Criterion D)

It has aesthetic significance as an historic landmark within Tallarook, which contributes to the historic character of the township area. (Criterion E).

Recommendations 2013

External Paint Controls

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Internal Alteration Controls

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Tree Controls

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Fences & Outbuildings

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Prohibited Uses May Be Permitted

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Incorporated Plan

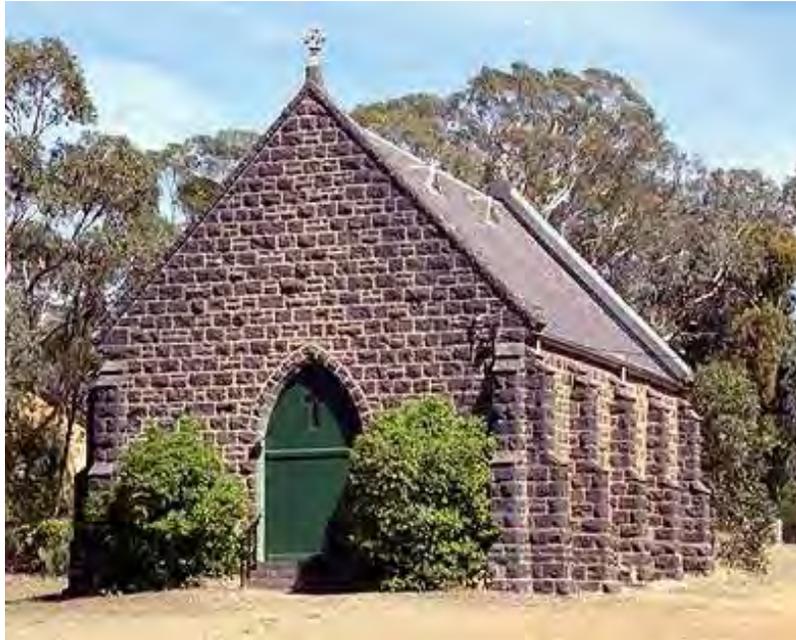
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Aboriginal Heritage Place

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HERITAGE CITATION REPORT

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|----------------------|----------------------------|---------------------------|-------|
| Name | ST JOSEPHS CATHOLIC CHURCH | File No | 487 |
| Address | 66 MAIN ROAD, TALLAROOK | Significance Level | Local |
| Place Type | Church | | |
| Citation Date | 2013 | | |



Recommended **VHR - HI - PS Yes**
Heritage Protection

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

6. *Developing cultural life; 6.2 Worshipping*

Hotels and markets were the early focus of cultural life, after the encampments of the overlanders and shepherds, many of whom had lived solitary existences. To an extent this focus continued, but simultaneously spread as other buildings and institutions were created. The mid nineteenth century, around 1850 stands out as the point when such changes began, though the gold rushes affected culture in many contradictory ways, unsettling society but generating great wealth for its projects. Of particular importance was the influence of growing numbers of women - it may be no coincidence that at the same time as the gender imbalance began to change a range of settled cultural institutions came into being. Churches, temperance societies and schools gave new emphases to family life as opposed to the independent life of the drover or digger. Masonic lodges, Mechanics' Institutes and political institutions were designed to focus on the moral, intellectual and political aspirations of men (Mitchell Shire Environmental History, 2006:68).

Before the construction of churches, hotels, which were the centre of social life, also hosted the itinerant preachers who toured the colonies, particularly during the gold rushes. As population and expectations rose, in particular mid century with the gold rushes, churches of stone replaced wooden structures. The prominence and cost of churches were testimony to their centrality in spiritual, social and cultural terms. They were associated with other social and political groups, community service and the provision of education - associations that in many cases continue to the present day. This importance was recognised by government, which granted reserves of land specifically for the construction of churches, church schoolhouses and clergymen's residences in the early 1850s. At this time it was widely held that the mission of the British Empire was not merely one of commerce and 'civilisation', but of Christianisation. In this way the area's early churches link Mitchell Shire to the broader impulses driving the imperial pioneering age. Religion, in its various forms, was central to the cultural identification of the people (Mitchell Shire Environmental History, 2006:72).

Churches were the mainstay of social life, particularly for women and children. Churches were not only bound up in the theme of worship and spirituality but moreover of the marking of the phases of life, from baptism to marriage and burial (Mitchell Shire Environmental History, 2006:72).

Kilmore was among the early areas to be created a separate mission from Melbourne by the Catholic bishop, in 1848, and the first Catholic priest was from Tipperary, Rev. Charles Clarke, who also involved himself in establishing the church school listed in 1851. The original St. Patrick's Roman Catholic Church at Kilmore (now demolished) was built in 1855. The foundation stone of the present St Patrick's building was laid in August 1857. The building was dedicated in July 1860 William Wardell, the architect of St Patrick's Cathedral in Melbourne, designed the present building. The Kilmore Catholic Church was followed closely by St. John's at Beveridge in 1858. Most Catholic churches in the Study Area were closely associated from their conception with education, an association that continues with the Marist Brothers' school at Kilmore (Mitchell Shire Environmental History, 2006:73).

Tallarook

Tallarook township, in the Parish of Lowry, comprises land that was part of Joseph Hawdon's pastoral run of Tallarook. The land around it was first subdivided and sold in October 1855 with further subdivision and sales in the 1870s and 1880s.

HERITAGE CITATION REPORT

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agricultural township with telegraph station, savings bank, post and money-order office. The surrounding country is good agricultural land and well fitted for grazing purposes; a large trade is done in timber. It has two hotels, two churches and State and denominational schools. Passengers are booked for Yea, Alexandra and the Upper Goulburn by the Tallarook to Yea railway.

[Note: This is an edited version of the Tallarook Town Precinct history prepared by Lorraine Huddle Pty Ltd for the Mitchell Shire Stage Two Heritage Study 2006]

Place history

According to Martindale (1982:173) 'Tallarook's Roman Catholic Church and school both antedated those of Seymour and this was due to the fact that there was a strong concentration of Catholic families close to Tallarook'.

Land for a Catholic Church was gazetted in 1862 and early in 1864 a small wooden building with a bark roof was built at what was then called Dabyminga. For some time this building also served as both church and school. In 1865 the first stones were laid for a solid bluestone church although it was another twenty years before it was completed. On May 10, 1866, Bishop Goold officially opened the "half built" church for Mass. Michael Grennan was the first master of the school, which was attended by forty-one children (Ebsworth, 1973:108; Martindale, 1982:173).

In 1885 the decision was made to complete the church. Francis D. Hickey, Hon. Secretary, Tallarook, placed a notice in 18 April 1885 of *The Argus*:

Fresh tenders wanted for additions to Roman Catholic Church Tallarook. Quarry, free of charge, is available about 2.5 miles distant from the church.

HERITAGE CITATION REPORT

Later that year a plan was submitted to the Board of Public Health for approval (PROV). A letter sent with the plan described the existing church and proposed extension as follows:

This is a stone building with a slate covered roof, and the tracing submitted shows a proposed 20 feet in length extension of the nave - egress space is amply provided, and the new doorway 7 feet wide, will have doors opening outwards.

The extensions were completed by mid-1886 and were blessed by Archbishop Carr in August of that year (PROV).

In late 1896 a vestry was added to the church to the design of J. North Kelly Jnr. of Seymour, who was also Shire Secretary. This vestry was in turn rebuilt in 1939 when a sacristy was added. These alterations were supervised by Melbourne architect and builder, Bart Moriarty, who also designed and built the new Catholic Church at Seymour in the same year (PROV).

[Note: This is an edited version of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms]

Sources

The Argus, 18 April, 1885, p.2 (Tender notice)

Ebsworth, Walter, *Pioneer Catholic Victoria*, The Polding Press, Melbourne, 1973

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Public Record Office of Victoria (PROV) VPRS 7882/P1 Unit 763

Township of Tallarook (formerly Town of Dabyminga), n.d. Source: State Library of Victoria, Put-away Plan collection, D149 (3) (microfiche)

Relevant Historical Australian Themes

8.6 Worshipping

8.6.4 Making places for worship

Description

Physical Description

St Joseph's Catholic Church is sited on a small rise at the southern end of the township of Tallarook. The church is set diagonally on the large allotment, which is encircled with a number of eucalypts and Golden Cypress. The church is built in the gothic revival style and constructed of coursed, random bluestone. The front door faces the road with no porch and the door, which is inset with a small cross-shaped window, appears to be original. Windows set into the four-bayed church are of diamond leaded glass, some with rosette decoration. Several windows on the north side have modern pictorial glass.

At the rear of the church the later addition of the sanctuary and vestry is evidenced by variations in the stonework. The sanctuary has a lower roof springing point and ridge line, and has a triple arch headed window. The vestry has a transverse ridge line and is lower again in roof line. The church exhibits typical gothic revival design including the engaged buttresses along the side walls, and pointed arch headed windows with dressed and shaped stones to window and door openings.

The steeply pitched gable roof is clad with slate, and there are several triangular roof ventilators that are in need of some repair. One parapet has been covered with a modern steel flashing, possibly as a result of falling damp.

(The interior of this church was not inspected)

Comparative Analysis

Architecturally, St Joseph's is a representative stone Gothic Revival church exhibiting typical features of the style including a steeply pitched slate roof, buttresses dividing the walls of the nave, pointed arch headed window and door openings. It compares with St John's Catholic Church, Beveridge (HO5), which is a more elaborate design, and has similarly been added to.

Statement of Significance

What is significant?

St Joseph's Catholic Church, to the extent of the c.1865 church and the additions made in 1885, 1895 and 1939, at 66 Main Road, Tallarook is significant. The simple form, detailing and materials and siting of the Carpenter Gothic style church and its interior contribute to its significance.

Other alterations and additions to the church are not significant.

How is it significant?

St Joseph's Catholic Church, Tallarook is of local historic, social, architectural and aesthetic significance to Mitchell Shire.

Why is it significant?

St Joseph's Catholic Church is historically and socially significant as the centre of Catholic worship in Tallarook for over 140 years. It is one of the oldest churches in Mitchell Shire and demonstrates the early development of the Tallarook district and the strength of the Catholic congregation in this area during the nineteenth century. (Criteria A & G)

It is architecturally significant as a representative stone Gothic Revival church exhibiting typical features of the style including a steeply pitched slate roof, buttresses dividing the walls of the nave, pointed arch headed window and door openings. (Criterion D)

It has aesthetic significance as an historic landmark within Tallarook, which contributes to the historic character of the township area. The rustic, undeveloped setting of the church contributes to its aesthetic significance. (Criterion E)

HERITAGE CITATION REPORT

Recommendations 2013

| | |
|---|-----|
| External Paint Controls | - |
| Internal Alteration Controls | Yes |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to heritage overlay to the extent of the the whole property as defined by the title boundaries or as specified in the Context 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | Tallarook-Mansfield Railway (Mitchell) | Significance Level | Local |
| Address | UPPER GOULBURN ROAD, TALLAROOK | | |
| Place Type | Rail Transport Precinct | | |
| Citation Date | 2013 | | |





Recommended Heritage Protection **VHR - HI - PS Yes**

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

3. Linking communities; 3.1 Moving goods and people and distributing information

The Study Area's development has been inseparable from that of the wider colonies, and particularly inextricable from the development of Melbourne, which truly opened up the Port Phillip District by eventually providing an accessible port and market to vie with Sydney. Melbourne was established in 1835 after years of ad hoc and sometimes abortive attempts at colonisation in other regions of Victoria. Already by 1836 the area of Mercer's Vale (Beveridge) was 'a favourite stopping place in the early days of the colony, for travellers passing along [Sydney] road'. Roads, and later railways and highways, profoundly affected not only the way the Study Area was connected with the outside but within its own

HERITAGE CITATION REPORT

communities. The centrality of the transport network as a theme in the Study Area's history is illustrated by the political disputes and controversy it could create, whether it be in the form of incessant petitioning for the upkeep of the roads, to the long running dispute between Broadford and Yea over the location of the railway there (Mitchell Shire Environmental History, 2006:53).

Railway development in the nineteenth century

Following the extravagant expenditure on the construction of the Victorian Government's first inland railways during the 1850s and 60s, it was to be almost a decade before railway expansion resumed (Museum Victoria website).

The next phase of railway development, lasting throughout the 1870s, saw the completion of additional trunk routes or main lines from Essendon to Wodonga, from Oakleigh to Sale and westward from Ballarat to Ararat and Horsham (on a route that would later extend to Adelaide). Another line extended westwards from Geelong to Colac (which later reached Warrnambool and Port Fairy) and from Ararat to Portland through Hamilton. In central Victoria the first branch lines were built to places such as Maryborough, Dunolly, St Arnaud and Inglewood to serve rapidly developing farming and mining districts (Museum Victoria website).

The railway line to north-eastern Victoria was first proposed in 1862 and various routes were suggested. An 1866 map shows the proposed line from Melbourne to Albury, however discussion on routes through different towns continued until an 1869 survey by the Engineer-in-Chief, Thomas Higinbotham, was adopted (Turton, 1973:15). On February 10, 1870, the Minister for Lands signed notices to be given in order to claim alienated land for the railway, and six days later owners were told to send in claims (Turton, 1973:20).

The north-eastern railway line was constructed in three major sections: Melbourne to Seymour; Seymour to Benalla; and Benalla to Wodonga. Thomas O'Grady, James Leggatt and James Noonan were awarded the contract for the Melbourne to Seymour section to be completed by March 31, 1872. A ceremony was held at Essendon on 20 June 1870 where the Minister for Railways turned the first sod. The main site office for this section was set up at Kilmore, approximately half way along this section of the line (Turton, 1973:24, 26, 35).

The main line ran from Essendon and was completed to the south bank of the Goulburn River, two miles from Seymour, by April 1872. A reception was arranged at the terminus and Thomas Higinbotham, Engineer in Chief and surveyor of the route, made a speech in which he predicted that the North-eastern railway line would become "the great Australian highway between Sydney and Melbourne" (Turton, 1973: 17-18, 28, 30). Stations along the line within Mitchell Shire were built at Wallan, Kilmore East (originally known as Kilmore), Broadford and Tallarook. A station at what is now known as Heathcote Junction and originally known as Summit opened in 1886.

The 1880s was a decade of economic prosperity and growth in Victoria and saw the greatest period of railway building in the colony. Between 1882 and 1892 an additional 1548 miles of line were opened, more than doubling that built over the previous three decades (Lee, 2007:80).

The new lines were constructed in accordance with two Acts, one passed in December 1880 that authorised the construction of 23 railways and the second, passed in December 1884 that proposed over 60 new railways. The 1884 Act, officially known as the *Railway Construction Act* became infamous as the 'Octopus Act' because it authorised railways in almost every electorate in the colony. As Lee (2007:93) concludes it was 'the most emphatic expression of the boom time mentality in public investment'.

Place history

The building of the 23.75 miles of line from Tallarook to Yea was authorised by the Railway Construction Act 1880. The contract was let to C.G. and E.F. Miller for about 99,637 pounds. The line followed the old coach road for most of the way. There were 23 bridges and four stations on the line. The line was opened on 20 November 1883 (McCall, 1985:13-

HERITAGE CITATION REPORT

14). From 1889 it was extended in stages, eventually reaching Mansfield by 1891. In 1890 building commenced on the first stage of a branch line beginning at Cathkin, which reached Alexandra by 1909.

The construction of the railway stimulated development at towns along the route. According to Martindale (1982:173):

The early 1880s probably saw Tallarook at its busiest for it was then that the railway line to Yea was being built and Tallarook of course became a railway junction on the opening of that line on 20th November 1883. At Tallarook station there then existed refreshment rooms, which catered especially for travellers on the line that eventually went through to Mansfield.

As passenger and freight along the line decreased stations were unmanned and the line was progressively closed. Passenger services ceased in 1977 and the line including the branch to Alexandra was closed in November 1978. The sleepers and track were removed in 1987.

In c.2010 the rail reserve was converted to a rail trail along its length. Works associated with this included the replacement of the bridge decks.

Sources

Lee, Robert, *The Railways of Victoria 1854-2004*, State of Victoria, Carlton, 2007

McCall, Helen, *Trawool on the Goulburn: a history*, Seymour Historical Society, 1985 (page 13, there is a photograph showing the railway embankment, with tracks, and the unmade road, along Tallarook Road, Trawool)

Martindale, H.G., *New Crossing Place. A history of Seymour and its Shire*, Shire of Seymour, 1982

Turton, Keith, *Six and a Half Inches From Destiny: The first hundred years of the Melbourne-Wodonga Railway 1873-1973*, Australian Railway Historical Society (Victorian Division), Melbourne, 1973

Description

Physical Description

As noted in the history, the railway tracks and ballast and all of the buildings along the Tallarook-Mansfield railway reserve have been removed. Surviving physical remnants include:

- The earth formations including embankments and cuttings and station platforms
- Culverts and bridges. The culverts generally date from the original construction of the railway and most appear to be intact- the culvert shown in the attached image is constructed of granite stones above a red-brick arched opening. The original timber trestle bridges were replaced in the 1950s and consist of concrete pylons with steel superstructure. The decks have been replaced more recently as part of the establishment of the rail trail.
- Archaeological remains, particularly around former station sites. Evidence may also remain of former worker's camps associated with the construction of the railway.

Statement of Significance

What is significant?

The Tallarook-Mansfield Railway Reserve is significant. The significant features include the archaeological remains and embankments, cutting, culverts, bridges and other surviving remnants dating from the construction of the railway in 1882-3, and improvements made in the mid-twentieth century.

Buildings, structures and other features associated with the conversion of the railway reserve to a rail trail are not

HERITAGE CITATION REPORT

significant.

How is it significant?

The Tallarook-Mansfield Railway Reserve is of local historic and aesthetic to Mitchell Shire.

Why is it significant?

The Tallarook-Mansfield Railway Reserve is of historic significance as tangible evidence of the major expansion of the Victorian railway network in the late nineteenth century through the building of branch lines. The establishment of railway link initially between Tallarook and Yea, and later to Mansfield and Alexandra was integral to the development of the area and the embankments, cuttings, culverts, bridges and other surviving features including archaeological remains are significant as the only surviving physical fabric associated with the line. (Criterion A)

It is of aesthetic significance as a distinctive element within the cultural landscape of the Goulburn Valley. (Criterion E)

Recommendations 2013

External Paint Controls

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| - |
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| - |
| - |
| - |

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

Other Recommendations

Add to heritage overlay to the extent of the the whole property as defined by the title boundaries or as specified in the Context 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------|---------------------------|-------|
| Name | SMITHS BRIDGE | File No | 1668 |
| Address | BAYNTON ROAD, TOOBORAC | Significance Level | Local |
| Place Type | Road Bridge | | |
| Citation Date | 2013 | | |



Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*: 3. Linking communities; 3.1 Moving goods and people, and distributing information, 3.1.1 The roads and post offices

Place history

Improvements to the road network in Mitchell Shire were required as a result of closer settlement in the early twentieth century that led to an increase in traffic on rural roads.

The exact date of this bridge is not known but the design appears to date from the early twentieth century. The construction of timber bridges using round timber beams (often known as 'stringers') began in the 1890s. According to Chambers (2006:27):

In part the change came about through the need to reduce construction costs, but it also reflected a growing awareness that Australian hardwoods had a greater strength and durability when used 'in the round' unmilled or shaped by adze.

Where longer spans were required a variety of more complex bridge designs were used. These included the use of short projecting pieces of timber called 'corbels' that were placed across the top of bridge piers and abutments to support the beam ends, and the use of diagonal timber struts. In the 1920s the Country Roads Board (CRB) introduced a standard design for single lane timber road bridges that incorporated these features (Chambers 2006:28). The bridge had a traverse or cross-planked decking and 'in a concession to the new motor age' longitudinal running planks were added to 'provide a smoother surface ride'. According to Chambers (2006:28) this design was widely used subsequently by both the CRB and municipal councils.

The design of the super-structure of this bridge with the traverse or cross-planked decking with longitudinal running planks and the upper part of the sub-structure including the stringers and corbels is almost identical to the CRB plan, which is reproduced in Chambers (2006:28), suggesting a c.1920s construction date.

Sources

Chambers, Don, *Wooden wonders. Victoria*, 2006

Relevant Historical Australian Themes

- 3.14 Developing an Australian engineering and construction industry
 - 3.14.1 Building to suit Australian conditions
 - 3.14.2 Using Australian materials in construction
- 3.8.7 Building and maintaining roads

Description

Physical Description

This is a single lane road bridge. The super-structure (deck) and upper part of the sub-structure remain relatively intact. The super-structure has traverse or cross-planked decking with longitudinal running planks. The upper part of the sub-structure including the stringers and corbels remain, however the original timber piers have been replaced by round, concrete piers.

There is a ford next to the bridge which is used by oversize vehicles.

Recommended Management

A Conservation Management Plan is highly recommended for this place prior to any further engineering or repair works to the bridge or adjacent ford.

Comparative Analysis

Timber road bridges were once relatively common in rural towns throughout the Shire, but have become increasingly rare as they are progressively replaced or upgraded to meet modern standards. This is one of two small timber road bridges that survive relatively intact.

Although the piers have been replaced it is notable for the relatively intact super-structure (i.e. deck) and upper part of the sub-structure, which is very similar to the standard design introduced by the Country Roads Board in the 1920s for single lane timber road bridges (Chambers, 2006:28). The retention of the longitudinal running boards is notable as a very feature of early bridge design. By comparison at the other example at Costello's Road, Willomavin the superstructure (i.e., including the deck) has been replaced while the sub-structure remains relatively intact. Thus the two bridges provide complementary evidence of early bridge technology.

Statement of Significance

What is significant?

Smithridge, Baynton Road, Tooborac is a single lane timber road bridge built in the early twentieth century. The super-structure with the traverse or cross-planked decking with longitudinal running planks and the upper part of the sub-structure including the stringers and corbels is significant.

The concrete piers and other non-original materials and details are not significant.

How is it significant?

Smith's Bridge on Baynton Road, Tooborac is of local historic and technical significance to Mitchell Shire.

Why is it significant?

HERITAGE CITATION REPORT

It is historically significant as tangible evidence of the construction of bridges at creek crossings in the early twentieth century, which was associated with closer settlement in the Tooborac district and Mitchell Shire. The design of the bridge also demonstrates the influence of the Country Roads Board in introducing standard specifications for bridge construction from the 1920s. (Criteria A & H)

It is of technical and historic significance for its relatively intact timber super-structure and upper part of the sub-structure, which demonstrates typical early design principles for timber bridges including the use of longitudinal running boards. (Criterion D)

The significance of the bridge is enhanced by its rarity value as one of only two known surviving examples in Mitchell Shire. The retention of the longitudinal running boards is especially notable as a once typical, but now very rare feature of early bridge design. (Criterion B)

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to the heritage overlay with the extent as described in the 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | UNITING CHURCH, TREES and TENNIS COURTS | File No | 1169 |
| Address | 6 FLAGSTAFF LANE, TOOBORAC | Significance Level | Local |
| Place Type | Church,Court Tennis ,Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Mitchell Heritage Study Stage Two:

The Methodists were the first to establish church services in Tooborac in 1862. Services and Sunday School were held in private homes until a building was purchased c. 1865. A brick church was built in 1875 and was known as the Tooborac North Methodist Church. By 1882 weekly services were held in the church until c. 1896 when services were alternated weekly between the church and the Mechanics Institute (DB 1166). This arrangement continued until 1915 when services were only held in the Mechanics Institute. The Tooborac North Methodist Church was demolished in 1920. At a public meeting on February 6, 1935, the community discussed building a Protestant church however the final decision was that a Methodist church would be built in the town. The new church was officially opened on November 28, 1936 by the Rev. H G Secomb with dedication services conducted by the Rev. T Renbout. Sunday School in the 1800s was first held in the home of Mark Hayes (DB 849) and the Hayes family continued to be heavily involved with the church as the first Trustees of the new church were Messrs G Hayes, L Hayes, W J Hayes, N Hayes, J S Hayes, F Martin and Alex Rainey.

Tennis was a popular sport in the region from the early 1900's with four clubs being formed since that time. In 1937 courts were built beside the church in Flagstaff Lane. They were opened by the Rev. T Harvey. When the Poplars club closed in 1938 the Methodist Club joined the Pyalong and District Tennis Association and has continued since that time.

Source: Susie Zada.

REFERENCES

Tooborac 1836-1986: A History of the Township and District, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, pp. 56,66-67.

W(Alison and HK), MHSneg.no:R41.15&16

Relevant Historical Australian Themes

- 8.6.2 Maintaining religious traditions and ceremonies
- 8.6.4 Making places for worship
- 8.6.8 Associating to pursue common leisure interests

Description

Physical Description

The single storey building is unusual in style, especially in the Mitchell Shire, with a hand crafted finish in the vogue of the Arts and Crafts movement noticable in some Arts and Crafts details such as leadlight windows and a clinker brick chimney and weatherboard walls with mitred corners. The flat roof porch, and triptych and clerestory windows are

HERITAGE CITATION REPORT

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HERITAGE CITATION REPORT

particularly unusual. It is a fine example of an innovative interpretation of the Arts and Crafts in the Interwar period and a strong departure from the typical Gothic styled churches in the Shire,

The steeply pitched gable roofed building clad with glazed ceramic tiles, set among blue spruce trees and entered via a decorative gate, contribute to a very pleasing aesthetic view.

Recommended Management

A Conservation Management Plan is recommended for this site. The interior should be protected.

Statement of Significance

The former Methodist, now Uniting Church with exotic trees, in Flagstaff Lane, Tooborac, is aesthetically significant at a LOCAL level. (AHC criteria, E 1, D2) Built in 1936, it has a picturesque setting between mature spruce trees and demonstrates unusual design qualities of the Interwar Arts and Crafts style, including original materials, doors and windows, porches, wall decoration and other prominent elevations, thus creating a lasting ornament to the town.

The former Methodist, now Uniting Church with exotic trees, and tennis courts in Flagstaff Lane, Tooborac, is historically significant at a LOCAL level (AHC criteria A4, H1) for its association with the growth and cultural evolution of the Methodist and Uniting Church community in the Tooborac area since 1862 and in this building for around 69 years, spanning most of the twentieth century. It has a strong association with the local Hayes family; Sunday School in the 1800s was first held in the home of Mark Hayes (DB 849) and the Hayes family continued to be heavily involved with the church as the first Trustees of the new church were Messrs G Hayes, L Hayes, W J Hayes, N Hayes, J S Hayes, F Martin and Alex Rainey. The tennis courts were opened by the Rev. T Harvey in 1937 and in 1938 the Methodist Club joined the Pyalong and District Tennis Association and has continued since that time.

The former Methodist, now Uniting Church with exotic trees, and tennis courts in Flagstaff Lane, Tooborac, is socially significant on a LOCAL level. It is associated with and influenced by important aspects of the religious cultural life of the community since 1862. (G.1)

Overall, the former Methodist, now Uniting Church with exotic trees, and tennis courts in Flagstaff Lane, Tooborac, is LOCALLY significant.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | MCIVOR TIMBER and FIREWOOD CO. TRAMWAY DEPOT | File No | 410 |
| Address | NORTHERN HIGHWAY TOOBORAC | Significance Level | Local |
| Place Type | Sawmill,Other - Transport - Rail | | |
| Citation Date | 2013 | | |



Recommended **VHR - HI - PS Yes**
Heritage Protection

History and Historical Context

The depot at Tooborac is part of an extensive archaeological site, covering large parts of Tooborac and Puckapunyal and extending to Heathcote in the City of Greater Bendigo.

The McIvor Timber and Firewood Company commenced operations in 1906 when it began construction of a tramway to extract firewood and mining timbers from the area east of Heathcote. A depot was established at the siding where the tramway junctioned with the main line at Tooborac. Buildings here included a sawmill, a house for the manager and a large locomotive shed and workshop.

The Company was very profitable for a small number of shareholders. By 1925 however, a substantial proportion of the shares were owned by the West Australian Goldfields. The Company went into voluntary liquidation in early 1927 due to the decline in the mining industry and to the conversion of industrial boilers to briquettes rather than wood as a fuel. The assets of the Company were sold off and wound up in 1934.

Source: Daniel Catrice, DSE 2004.

REFERENCES

Ward, MHSneg.no:R40.02&03

Daniel Catrice, McIvor Timber and Firewood Company Tramway, Heathcote, DSE, 2004.

Relevant Historical Australian Themes

- 3.11.4 Clearing vegetation
- 3.4.4 Making forests into a saleable resource

Description

Physical Description

The relocated gable roofed rectangular engine shed, clad in galvanised corrugated iron is in fair condition, however the timber framed former manager's house is in very poor condition with all internal wall and ceiling linings removed and the window panes and glazing bars removed, and generally in a poor state of integrity .

There are several archaeological remnants including a railway embankment on this site.

Statement of Significance

What is significant?

The McIvor Timber and Firewood Company Tramway Depot, Northern Highway, Tooborac is significant. The significant buildings and features associated with this place include:

HERITAGE CITATION REPORT

- The corrugated iron former engine shed which is believed to have been relocated here from Spotswood, in 1906 when the McIvor Timber and firewood Company commenced operations.
- The former managers house
- Archaeological remnants of station sidings, firewood mills, and charcoal kilns, and areas of former workers camps
- Remnants of the tramways extending north from the depot site.

How is it significant?

McIvor Timber and Firewood Company Tramway Depot, Northern Highway, Tooborac is of local historic and scientific significance to Mitchell Shire.

Why is it significant?

It is historically significant as the remains of this once vast enterprise and a now rare surviving example of the timber industry in Mitchell Shire. Much of the evidence of the timber industry, which was of vital importance to the early settlement and development of Mitchell Shire, has been lost and the surviving buildings and archaeological remnants of station sidings, firewood mills, and charcoal kilns, and areas of former workers camps at this site are rare tangible evidence that combine to tell the story of this very large operation which existed from 1906 until 1927. The Company's operations had lasting effects on the landscape north-east of Heathcote and contribute to an understanding of the patterns of settlement in the area. (Criteria A, B & H)

It is scientifically significant at a state level for its potential to demonstrate part of large scale operations and have the potential to yield valuable archeological information about the construction of the line and the way in which firewood and charcoal were produced as industrial fuels. (Criterion C)

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

Add to heritage overlay to the extent of the the whole property as defined by the title boundaries or as specified in the Context 2013 Heritage Study Review.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | LEICESTER FARMHOUSE COMPLEX | File No | 849 |
| Address | Northern Highway CFA 361: B11 TOOBORAC | Significance Level | Local |
| Place Type | House,Shed | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended VHR - HI - PS Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Georgian

History and Historical Context

This house is located on the west side of the Northern Highway approximately 2 Km north of the Tooborac-Seymour Road.

Mark and Maria Hayes arrived in Melbourne from England in 1851. Initially Mark worked at the McIvor Inn, Graytown and Woodstock. He returned to Tooborac in 1857 and selected this land on which he built Leicester House. The property has remained in the Hayes family since that time. Mark Hayes named the house after his home county in England.

In 1861 Mark Hayes was elected to the inaugural Heathcote and Waranga District Road Board and was a member of the Shire of McIvor council from which he resigned in 1867. He died in 1893 leaving "real estate valued at £3,357 and a personal estate of £1,418.

Source: Susie Zada.

REFERENCES

Tooborac 1836-1986: A History of the Township and District, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, pp. 23-24; Randell, J O, McIvor: A History of the Shire and the Township of Heathcote, Shire of McIvor, Heathcote, 1985, pp. 79-80,86,92.
map; MHS neg nos. 40.34-32

Relevant Historical Australian Themes

5.8 Working on the land

Description

Physical Description

Very early Victorian Georgian stone building, with a gable roof, sloping to the rear to form a skillion extension, with 2 front doors, tall brick chimneys, 12 pane double hung timber windows, outbuildings including stable made of vertical slabs, and large shearing shed with clerestorey windows.

Recommended Management

A Conservation Management Plan is recommended for this property.

Statement of Significance

HERITAGE CITATION REPORT

The Farmhouse Complex 'Leicester House', Northern Highway, Tooborac, and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a cultural landscape containing the major characteristics of a very early homestead complex of mid nineteenth century Victorian Period (1851-1901) Victorian Georgian stone house, vernacular outbuildings, associated structures and historic trees.

The Farmhouse Complex 'Leicester House', Northern Highway, Tooborac, and its rural setting is historically significant on a LOCAL level (AHC criteria A4, H1). It is strongly associated with the Hayes family who built the house in 1857 and the property has remained in the Hayes family for over 148 years.

The Farmhouse Complex 'Leicester House', Northern Highway, Tooborac, and its rural setting is scientifically significant on a LOCAL level (AHC criteria C2, F1) for the vernacular structures, especially the timber slab outbuildings.

Overall, the Farmhouse Complex 'Leicester House', Northern Highway, Tooborac, and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------|---------------------------|-------|
| Name | TOOBORAC WAR MEMORIAL | File No | 411 |
| Address | NORTHERN HIGHWAY, TOOBORAC | Significance Level | Local |
| Place Type | War Memorial | | |
| Citation Date | 2006 | | |





Recommended VHR - HI - PS Yes
Heritage Protection

History and Historical Context

The RSL Memorial Obelisk is located on the west side of the Northern Highway. The monument was unveiled on April 25, 1921. The region had a high percentage of losses from local enlistments with seventeen not returning from the First World War. Almost £600 was raised by public subscription. The soldier was created from the best Italian marble and the memorial cost £530. Those who had died in service were on one side of the column with the names of district volunteers on another side.

During the Second World War the German machine gun from the memorial was "called in ' for training purposes". Major General G.J. Rankin MHR performed the unveiling ceremony for the WWII honour roll (located in the Mechanics' Institute Hall) on April 2, 1949.

Source: Susie Zada.

REFERENCES

Baragwanath, Pam, *If the Walls Could Speak, a Social History of Mechanics' Institutes of Victoria*, Mechanics' Institute Inc., Windsor, 2000, pp. 269-70;
Tooborac 1836-1986: A History of the Township and District, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, pp. 62-63;
Vision and Realisation, 3 Volumes, Education Department of Victoria, Melbourne, 1973, Vol. 2, pp. 467-8.

Reed(146), MHSneg.no:R41.23&24

HERITAGE CITATION REPORT

Relevant Historical Australian Themes

- 8.5.1 Preserving traditions and group memories
- 8.8 Remembering the fallen

Description

Physical Description

WW1 RSL Memorial Obelisk of white marble and granite. The seven stepped monument has been formed out of smooth and quarry faced stone. Early granite and chain fence. A more recent cyclone wire fence detracts from the original design and setting.

Recommended Management

Remove the cyclone wire fence. Erect a discrete interpretation sign with early photos.

Statement of Significance

The Tooborac War Memorial, Northern Highway Tooborac, is aesthetically, historically, and socially significant at a LOCAL level as a substantial WW1 and WW2 memorial funded by local subscription in memory of the men from the district who served, and the high number of men who lost their lives.

Recommendations 2006

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

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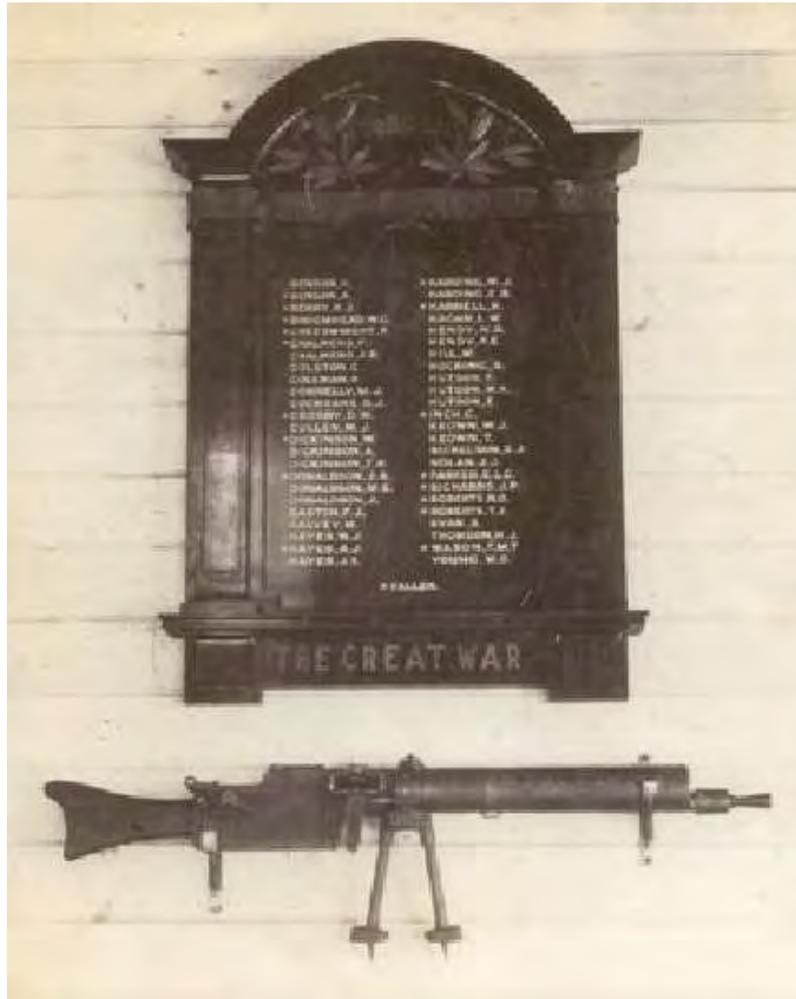
Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | TOOBORAC MECHANICS INSTITUTE HALL and TREES | File No | 1166 |
| Address | NORTHERN HIGHWAY, TOOBORAC | Significance Level | Local |
| Place Type | Mechanics' Institute,Library,Planting exotic | | |
| Citation Date | 2006 | | |





Recommended Heritage Protection **VHR - HI - PS Yes**

Architectural Style Victorian Period (1851-1901)
Carpenter Gothic

History and Historical Context

Mitchell Heritage Study Stage Two:

"A meeting was called at Mr Wilson's Tooborac Hotel in 1889 to consider the erection of a suitable building for a public library and public functions in Tooborac. A site was offered, donations were sought and trustees appointed. To celebrate the grand opening of the Tooborac Mechanics' Institute on 16th December 1889, a grand concert and ball was held. The hall was described as a credit to the township and its people, and the 'best dancing floor out of Melbourne'. Mr Fitzgerald of Emu Flat and his violin provided the music for the 30 dances in excellent style. The library was opened a year later and operated until about 1954. A collection of bee-keeping books was placed there by the Aparists Association in 1935. Churches of many demominations held services there. Renovations over the years have seen a new stage, floor,

HERITAGE CITATION REPORT

kitchen, piano, ticket box and foyer and a fireplace removed. Gloria lighting remained until 1951; electricity was 'switched on' in 1957. In 1951 the first Back to Tooborac was held and the band engaged was the one who had been playing at the Tooborac Hall for 40 years. The community erected a soldiers' memorial - a granite monument with a white marble figure of a soldier standing to attention - in the hall, together with the honour roll and a German machine gun. They were dedicated prior to the unveiling performed by Major General Brand. The township was suitably decorated for the occasion. The honour roll was later extended to include the fallen from World War 11. And this roll was unveiled in 1949. Pam Baragwanath, *If the Walls Could Speak, a Social History of Mechanics' Institutes of Victoria*, 2000. p270

Ref: Tooborac 1836 - 1969: A history of the township and district. (1969) Back to Tooborac committee." The Mechanics' Institute was also used as a school following the closure of the Tooborac School No. 1225. The school reopened on October 27, 1890 in the Mechanics' Institute until a wooden school building was provided in 1892. The Hall continued to be used for the overflow from the school until the school building was enlarged in 1912. Again in 1923-24 the Hall was used while the brick school building was being erected. From 1890 the Hall was let for church services with the Catholics using the building until 1929, the Methodists until 1936 and the Presbyterians until 1955.
Source: Susie Zada.

REFERENCES

Baragwanath, Pam, *If the Walls Could Speak, a Social History of Mechanics' Institutes of Victoria*, Mechanics' Institute Inc., Windsor, 2000, pp. 269-70; *Tooborac 1836-1986: A History of the Township and District*, Back to Tooborac Committee, 1986 edition, Tooborac, 1986, pp. 62-63;

MHSneg.no:R41.32

Relevant Historical Australian Themes

- 4.5 Making settlements to serve rural Australia
- 6.1 Forming associations, libraries and institutes for self-education
- 8.6.2 Maintaining religious traditions and ceremonies
- 8.8 Remembering the fallen
- 9.7.3 Remembering the dead

Description

Physical Description

The single storey gable roofed timber building, with small gabled entry porch was originally clad in timber weatherboards, which have been replaced with metal cladding, cliplock. The gable ends have their decorative barge boards, but the timber finials are missing from the gable apex. The building has been extended to the rear and has a recent side skillion. There is an attractive windbreak of Spruce (?) trees on the south side.

Recommended Management

A Conservation Management Plan is strongly recommended for this site.
Reinstate the timber weatherboard cladding.

HERITAGE CITATION REPORT

The interior should be protected.

Statement of Significance

The Tooborac Mechanics' Institute Hall, Honour Roll and Trees are aesthetically significant at the LOCAL level (AHC criterion E1). The hall and trees are an important focal point, in the Tooborac civic area along the Northern Highway.

The Tooborac Mechanics' Institute Hall, Honour Roll and Trees are historically significant at the LOCAL level (AHC criteria A4, H1). The hall, trees and honour roll are historically significant for their strong association with the construction of the hall, and provision of facilities by volunteers from the local community for community benefits such as education, reading, dancing, worshipping and other cultural phases in the development of the community in Tooborac and district for over 116 years.

The Tooborac Mechanics' Institute Hall, Honour Roll and Trees are socially significant at the LOCAL level (AHC criterion G.1). The significant community functions held here for over 116 years are testimony to the early development of the Tooborac area. This place is recognized and highly valued by the local community for religious reasons, (the churches) and the Mechanics Institute Hall and (former) Free Library for commemorative and recreational reasons.

Overall, Tooborac Mechanics' Institute Hall, Honour Roll and Trees are culturally significant at the LOCAL level.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------------|---------------------------|-------|
| Name | TARINGA FARMHOUSE COMPLEX | File No | 864 |
| Address | 5370 NORTHERN HIGHWAY, TOOBORAC | Significance Level | Local |
| Place Type | Homestead Complex, Tree | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

History and Historical Context

Mitchell Heritage Study Stage Two:

The Farmhouse was built in the late 1870s by Mr McMaster and the property formerly stretched to Euroa.

Doug Nicholls played for the Tooborac football team and lived in an extant flat behind the barn. Doug Nicholls was a champion footballer, playing interstate football for Victoria; a champion sportsman, runner, and boxer; he was ordained a pastor of the Church of Christ; was known as Pastor Doug to all Australians; founded the Aborigines Advancement League; was awarded the MBE in 1957, the OBE in 1968, and knighted in 1972. In 1962 he was the Victorian Father of the Year, and in 1976 he became Governor of South Australia.

Source: Susie Zada.

REFERENCES

Huddle Interview with owner, 2002; Thorpe Clark, Mavis, Pastor Doug: The Story of an Aboriginal Leader, Lansdowne Press, Melbourne, 1965; 'A Tribute to Doug Nicholls - A Pioneer of Reconciliation' presented by John Landy, Governor of Victoria, May 15, 2001.

MHSneg.no: R40.01, R41.36&37, Mr. Philby(owner/occupier) - including map

Relevant Historical Australian Themes

- 3.5.1 Grazing stock
- 5.8 Working on the land
- 8.11.1 Celebrating folk heroes

Description

Physical Description

Victorian w/b, c/l roof, many brick chimneys, 4 external doors, 5ft wide passages, barn and stables. Peppercorn, oak and other exotic trees. Built of mediterrainian pine - horizontal pine - horizontal boards outside, vertical inside. Cellar below - large tree trunks for ceiling joints.

Statement of Significance

The farmhouse complex 'Taringa', Northern Highway, Tooborac, and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a cultural landscape containing the major characteristics of a substantial homestead complex of the late nineteenth century with a timber Victorian Italianate house, and vernacular outbuildings, associated structures and historic trees.

The farmhouse complex 'Taringa', Northern Highway, Tooborac, and its rural setting is historically significant on a

HERITAGE CITATION REPORT

LOCAL level (AHC criteria A4, H1). Built in the 1870s, it is associated with Doug Nicholls, who played for the Tooborac football team and lived in an extant flat behind the barn.

Overall, the farm complex, 'Taringa' and its rural setting is culturally significant at a LOCAL level.

Recommendations 2006

External Paint Controls

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|-----|
| Yes |
|-----|

Internal Alteration Controls

| |
|----|
| No |
|----|

Tree Controls

| |
|-----|
| Yes |
|-----|

Fences & Outbuildings

| |
|-----|
| Yes |
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Prohibited Uses May Be Permitted

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| Yes |
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Incorporated Plan

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Aboriginal Heritage Place

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| No |
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HERITAGE CITATION REPORT

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|----------------------|--|---------------------------|-------|
| Name | SEYMOUR WATER SUPPLY SYSTEM STORAGE RESERVOIR and DIVERSION WEIR | File No | 713 |
| Address | FALLS CREEK ROAD, TRAWOOL RESERVOIR TRACK, TALLAROOK | Significance Level | Local |
| Place Type | Water Supply Reservoir/ Dam | | |
| Citation Date | 2013 | | |





Recommended Heritage Protection VHR - HI - PS Yes
Designer / Architect Fennelly, R
Maker / Builder Reilly Bros.

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns*; 5.2 *Supplying urban services*

Place history

The availability of a fresh water supply was a critical factor that influenced the location of early township sites. Usually, this led to the choice of a site close to permanent watercourses from which water could be drawn. In Mitchell Shire Kilmore was selected not only for its position on the pass over the Divide, but for its creeks, which ensured permanent water supply as they were fed by underground springs (Huddle & Paul, 2006:63). Similarly, all the main towns in the Shire - Broadford, Seymour, Pyalong, Tallarook - are all located on or near water courses.

As townships grew (and local water supplies became polluted) the need usually arose for more reliable supply that could be managed and controlled. The first such engineering water supply scheme in Victoria was the Yan Yean water supply scheme, which was constructed in 1853-7 to supply water to Melbourne. Similar schemes were also built at larger centres such as Geelong, Ballarat and Bendigo by the 1870s. However, most towns in Victoria continued to rely on a rudimentary water supply, which included a reliance on private wells and carting or pumping water from a local stream. Many people installed their own tank for private rainwater collection. According to the *Victorian Water Supply Heritage Study* (2007:21):

The passage of the Waterworks Act in 1865 enabled the provision of government loans for the construction of local

HERITAGE CITATION REPORT

waterworks, but it was not until the 1880s that a large number of towns set up water trusts to finance the construction of a water supply and reticulation system. In many cases the needs of the steam railways hastened this development.

At Seymour the demand for a town water supply led by 1886 to the holding of public meetings. The formation of a committee of three local people to act with the Shire Council in a water trust was not supported by Seymour Shire and lapsed after a few meetings. In 1888 the Seymour Water Trust, comprised of the councillors of Seymour Riding and three representatives elected by ratepayers, was formed with Richard Fennelly appointed as engineer and T. Howard as secretary (Martindale, 1982:87-8).

The Trust set about securing a water supply for Seymour. The scheme designed by Fennelly was for the supply of water to the town of Seymour and the local railway supply system and it was said that the plans and specifications prepared by Fennelly were agreed to by the Victorian Railway Supply and Railway Departments 'without additions or alterations'. The scheme, which was financed by a Government loan of 28,000 pounds, comprised a granite and ashlar masonry weir 350 feet long by 23 feet high of 'substantial character' constructed over the creek near Trawool Falls to act as a storage reservoir, a granite ashlar masonry pipe-head weir at the same place, which was connected by nearly eight miles of 8-inch pipes to a service reservoir within about two miles of Seymour at a site that became known as Wallis' Hill. The service reservoir was described as 'an admirable work, of brick and cement, with a storage capacity of 600,000 gallons, or about three days' supply for the town'. Fifteen miles of reticulation pipes were laid in the principal streets and it was expected that by Christmas Day 1890 the people 'will be blessed with a supply of pure water equal to any of the kind in the Colony' (*Kilmore Free Press*).

It appears that the original scheme was constructed in two stages with the principal or upper storage reservoir at Trawool not constructed until 1895. In November 1894 the tender of Reilly Bros. was accepted for this final stage of the scheme, however, construction was delayed while further tests were carried out. In late 1895 the scheme for supplying with water the township of Seymour was finally completed by the construction of the storage reservoir, on a slab of which is engraved, as follows, the names of those who were responsible for the scheme. Seymour Water Trust, 1895. Chairman, Stewart Murray. Commissioners: J.Lyster, J.Carnie, D. Ryan, J. Chittick, E. O'Callagan, A.W. Walder, H. Tristan, Chief Engineer Water Supply Department, Promoter. R. Fennelly, A.M.I.C.E. Engineer. Reilly Bros. Contractors. R.J.Clydesdale, Secretary. E.J.Corlass, Inspector (*Kilmore Free Press, The Argus, McCall, 1999:17-18*).

Sources

The Argus, 16 January, 1895, p.6 'Trawool Storage Reservoir'

Context Pty Ltd & Dr Helen Doyle, *Victorian Water Supply Heritage Study*, unpublished report prepared for Heritage Victoria, 2007

Kilmore Free Press, 10 May 1894, p.3, 17 June 1897 'Testimonial to Mr Richard Fennelly, C.E.

Martindale, H.G., *New crossing place: A history of Seymour and its Shire*, Revised edition, Shire of Seymour, 1982

McCall, Helen & John G. Jennings, *Trawool on the Goulburn. A History, Extended to 1999*, 1999

Relevant Historical Australian Themes

- 3.11 Altering the environment
 - 3.11.1 Regulating waterways
 - 3.11.5 Establishing water supplies
- 3.14.2 Using Australian materials in construction
- 4.2 Supplying urban services-power, transport, fire prevention, roads, water, light&sewerage

Description

Physical Description

HERITAGE CITATION REPORT

As noted in the history, the Seymour water supply scheme designed by Fennelly comprised a granite and ashlar masonry weir 350 feet long by 23 feet high constructed over the creek near Trawool Falls to act as a storage reservoir, a granite ashlar masonry pipe-head weir at the same place, which was connected by nearly eight miles of 8-inch pipes to a service reservoir within about two miles of Seymour at a site that became known as Wallis' Hill.

This place contains the two weirs on Falls Creek. Half way up is the pipe-head or diversion weir from which run the pipes that carry water to Seymour, and at the top is the storage reservoir, on a slab of which is engraved, as follows, the names of those who were responsible for the scheme. Seymour Water Trust, 1895. Chairman, Stewart Murray. Commissioners: J. Lyster, J. Carnie, D. Ryan, J. Chittick, E. O'Callagan, A.W. Walder, H. Tristan, Chief Engineer Water Supply Department, Promoter. R. Fennelly, A.M.I.C.E. Engineer. Reilly Bros. Contractors. R.J.Clydesdale, Secretary. E.J. Corlass, Inspector.

It is not known whether the any of the original pipes connecting the weirs to the storage basin on Wallis' Hill or the original storage basin itself, still survive.

Recommended Management

A Conservation Management Plan for the whole site is highly recommended.

Statement of Significance

What is significant?

The Seymour water supply system, as designed by Richard Fennelly and comprising the storage reservoir (dating from 1895) and diversion (pipe head) weir (dating from 1890) over Trawool Creek, is significant.

How is it significant?

The Seymour water supply system storage reservoir and diversion weir are of local historic, aesthetic, architectural and technical significance to Mitchell Shire.

Why is it significant?

It is historically significance as one of the oldest engineered water supply systems not only in Mitchell Shire, but Victoria more generally. It is an example of the schemes inspired by the Yan Yean water supply system that were developed in Victoria with state government assistance in the late nineteenth century, and also demonstrates how the development of railway networks provided a further impetus to improvements to local water supplies in rural areas. It is also significant as a place that provides tangible evidence of the development of the Seymour during the early 20th century. (Criterion A)

It is of aesthetic significance as the use of granite used in the weir walls provides a fine aesthetic feature in the landscape. (Criterion E)

It is of technical and architectural significance for the fine and well detailed construction using ashlar masonry. (Criterion D)

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | TRAWOOL STATE SCHOOL NO. 2700 (FORMER) | File No | 950 |
| Address | 8314 GOULBURN VALLEY HIGHWAY, TRAWOOL | Significance Level | Local |
| Place Type | School - State (public) | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended Heritage Protection **VHR - HI - PS** Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

History and Historical Context

"Trawool School opened in January 1886 full-time under the HT Helen McKay. In February 1894 Seymour Waterworks Trust piped water to the school on condition that HT Georgina M. Roberts paid the water rate of £2 p.a. From 1897 the school worked part-time with SS1258 Lowry 12 miles away. From 1901 it worked part-time with SS1878 Kerrisdale; 6 miles away. In spite of protests from local residents it closed in July 1905 and the quarters were rented to Miss I. McLean in June 1906 at £4 p.a. H. Bishop was the Correspondent at this time. After representations by the local member, T.S. Halpin, the school reopened in July 1906 with Patrick M. Kerrigan as HT. From 1911 it again worked part-time with SS1878 Kerrisdale under HT Clifford Moss, who worked the Trawool school Monday to Thursday and the Kerrisdale school on Friday and Saturday; for these efforts he received a special allowance of £12 p.a. [from Vision & Realisation, Vol. 3, p. 710]"

Constructed in 1885 as a portable school building, it has remained on its original site for over 117 years, on land formerly owned by Patrick Burns of Mount Pleasant in Trawool.

The opening of a school in Trawool was initiated by the local community and provided by the government after Inspector Eddy confirmed a probable attendance of 20-30 local pupils.

Helen McKay, who had relatives in the area, with whom she could live, was transferred from her teaching position at Hughes Creek, to that of Head Teacher at Trawool. The last teacher at the school was Laurence Corboy in 1959.

"The school is seen as a vital part of any small community and the residents of Trawool fought hard to prevent complete closure of the school, which did not open at all in 1905. ' The fight continued, and on 23rd October 1919, a special committee was called to arrange for petitions to be signed by all Trawool residents and sent to the Minister of Education, urging him to make Trawool a full-time school. ' In 1920 the school did become full-time and remained so until its closure in 1959." McColl p22.

During the period from 1940 until the school closed the majority of the teachers lived with the Ridd family at Clyde. The school was also regularly used for Sunday school, supervised by Laurie Parker, and for Church on a fortnightly basis, with the Methodist Minister from Seymour officiating. (Mc Coll p 60)

The school was closed in 1959.

REFERENCES

MHS neg no 01.35;

"B&W Trawool State School, Trawool on the Goulburn A History. Trawool Historical Society, 1999. P. 22.

B&W Trawool School 1953 , Trawool on the Goulburn A History. Trawool Historical Society, 1999. P. 51.

B&W Trawool School 1956 , Trawool on the Goulburn A History. Trawool Historical Society, 1999. P. 51.

B&W Trawool School 1958 , Trawool on the Goulburn A History. Trawool Historical Society, 1999. P. 51.

B&W Trawool School early 1920s, John G and Virginia Jennings, The Schools of Seymour and district 1846 - 1999,

HERITAGE CITATION REPORT

Seymour and District Historical Society Inc., 2000, p. 124."

Relevant Historical Australian Themes

- 6.2 Establishing schools
- 6.5 Educating people in remote places

Description

Physical Description

Located on its original 1885 site, the small school was constructed as a portable building. It is timber framed building with a gable and skillion roof, clad in galvanised corrugated iron. Two skillion porches are visible in the 1914 photograph (JJ p123). The whole building was clad in timber weatherboards and painted in a light colour, while the 12 light casement timber windows of the gable section, were painted a darker contrasting colour. This colour was also used along the spouting and gable edges. Pairs of 8 light casement windows were located in the skillion section of the building. These are visible in the photograph of 1958 (JJ p127). Small window hoods were located above each window to provide some protection from water running down the walls.

In 1899, a porch was blown down and a new one constructed, along with repairs and painting to the whole building. In 1900 the school and out offices were damaged by a hurricane on 3rd January. The last recorded repairs by the government were in 1950 when 210 pounds were spent on this task. (JJ p122 - 126)

Currently it is used as an Art Gallery and is painted a mid-dark green.

Recommended Management

It is recommended that the building and site be protected with an individual heritage overlay.

Physical Description

Building, Commercial, Educational

Statement of Significance

The former Trawool State School No. 2700, located on its original site on the Goulburn Valley Highway, Trawool, is aesthetically, historically and socially significant on a LOCAL level.

Aesthetically it is significant as it demonstrates important design qualities of a nineteenth century portable school building, including original materials.

Historically, it is significant for its association with the local Trawool community, who were instrumental in its development from 1884 and its use from 1885 until its closure in 1959. It is the last remaining example of a small rural school building and setting, in Seymour and district.

Socially, it is significant as the last remaining example of the simple vernacular buildings constructed in the Trawool area

HERITAGE CITATION REPORT

for the railway station, hotel and stables, granite works and post office.

Overall, it is culturally significant on a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | CLYDE COTTAGE | File No | 1789 |
| Address | 8340 GOULBURN VALLEY HIGHWAY, TRAWOOL | Significance Level | Local |
| Place Type | Cottage | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period
(1902-c.1918) Bungalow

History and Historical Context

Set in the Trawool Valley, which is recognised by the National Trust as aesthetically significant, the house is believed to have been built by Hector McKenzie to relocate two spinsters who lived on the land on which he subsequently built a new home on Boongarry. This occurred some time after his father's death in 1914. (Mc Coll p10).

In 1923, Harry Richards married Bertha Halpin of Rose Hill and bought the property, Clyde, from a niece of the original selector, Miss Moody. (McColl p45)

Mrs Bertha Sylvia Richards sold the property to Mabel Augusta (nee Tennant) and Herbert Francis Robert Ridd, in 1939. Mabel and Bert raised four children in the house,

In 1996 the property was sold to Bart and Leanne O'Sullivan and again in 1997 to David and Judith Charles, who now use it as a Bed and Breakfast.

The house is now owned by David and Judith Charles and used for tourist accommodation as a self contained cottage .

Trawool was a part of Hawdon's 1837 Tallarook Station stretching from Ghin Ghin to Broadford and including the

HERITAGE CITATION REPORT

Sunday Creek Run. The drought of 1838 however saw an increased demand for pastures on the Goulburn River and increasing numbers moved to the area.

Transport was a major theme of Trawool's development, with the punt operated by Charlie Prince in 1874 establishing the River crossing which today takes the form of a bridge built in 1977. The first bridge was built in the 1880s and the strategic nature of such crossing places made Trawool a natural choice for the staging of a mock battle on the occasion of Lord Kitchener's visit in 1910 (see Section 8.1; also 3.6.5 and 6.6). Trawool was also important for its timber and for the granite works in the Tallarook ranges.

Source: Aron Paul, Environmental History. 2002.

REFERENCES

McCall's page 10, 45, 60, 79. Photos on pages 45 and 60.

Relevant Historical Australian Themes

5.8 Working on the land

Description

Physical Description

In a photograph taken between 1923 and 1939 (McColl p45) when the Richards family owned the house, the original timber verandah posts, with timber brackets, common in the bungalow Federation and interwar styles, are visible. The weatherboard walls, verandah fascia, columns and brackets are painted a light colour with the spouting and window and door frames in a contrasting dark colour.

However, in the photograph taken some time after 1939, (McColl p60) when Mabel and Bert Ridd were owners, the verandah columns have been altered to a roughly-formed concrete classical style which was also popular in the interwar period.

The house is almost square in plan form with a steeply pitched hip roof rising from the verandah edge, to small gables below a short ridge line. This roof form is relatively unusual but other examples can be seen in Seymour. The roof is clad in corrugated galvanised iron, and the walls in weatherboards. The timber windows are double hung. The front elevation has a large window placed symmetrically either side of the front door, each with sidelights, which is more typical of the Victorian era. Two red brick chimneys are located on one side of the building.

The front cyclone wire fence with trimmed hedge is typical of the bungalow era.

The interior is fully lined with beaded boards for all the walls and ceilings, with the exception of the filled-in verandahs and small rear bathroom and laundry extensions.

Statement of Significance

It is aesthetically significant as a now rare early twentieth century Federation Bungalow style house, with moderate to high integrity both externally and internally, in the Trawool Valley.

It is historically significant for its associations with early Trawool Valley families, particularly the Ridd family who

HERITAGE CITATION REPORT

owned and lived in it for over fifty years.

Overall, Clyde Cottage, Goulburn Valley Highway, Trawool, is aesthetically and historically significant at a local level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | Yes |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | TYAAK CEMETERY | File No | 429 |
| Address | (OFF) BROADFORD-STRATH CREEK ROAD, TYAAK | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns; 5.4 Cemeteries*

Reedy Creek and Tyaaak

The emergence of Reedy Creek was associated with the discovery of gold in 1857 although some finds may have been as early as 1855. The Reedy Creek goldfields continued to produce until the last mine, the Tonsil, was closed about 1910 or 1911 due to flooding of the mine.

HERITAGE CITATION REPORT

Until the construction of the Melbourne to Sydney railway line through Broadford in 1871-2, Reedy Creek was far more populated than Broadford. The settlement was stretched out along the winding road following the creek, and covered such a distance that Lower Reedy Creek became known as Tyaak and Upper Reedy Creek as Reedy Creek.

There are claims that in its hey-day there were more than 2,000 people digging at Reedy Creek serviced by five hotels, three general stores and other services such as bootmakers and farriers. In addition to the goldfields, the local population included workers on the large Upper Reedy Creek Station.

However, official census records show that in 1861 there were 145 dwellings in Reedy Creek (including Tyaak), and a population of 520. It was not a totally male dominated population as there were 317 males and 203 females. In the same year Broadford was merely a coach stop for traffic on the Melbourne to Sydney road or a turn-off to Reedy Creek. The number of dwellings in Broadford was a mere 29 and the population on 114. In 1871 Broadford's population had increased to 765. This figure possibly includes the outlying areas but is not surprising as this was the year of the construction of the railway.

In the meantime Reedy Creek's population had grown to 578 however by 1891 it had dropped to 171 and in 1901 was only 156. Broadford in 1901 boasted 107 dwellings and a population of 501 with more women than men.

Place history

This site was known as the 'Burial Ground' from as early as 1860, however, it was not officially gazetted as Tyaak Cemetery until 14 November 1906 (Information Board). The earliest recorded burial was that of Ralph Lowes Walton in 1869 who died at the age of 47. A list of burials records about a dozen dating from the nineteenth with the majority being in the first half of the twentieth century. However, there are a significant number of 'unidentified' graves and so the number of nineteenth century burials, particularly those dating from the 1860s and 1870s may be much higher.

It was once claimed that F. Keays is the only "non resident" buried in the cemetery, however he was considered an important part of Reedy Creek as he delivered groceries once a week from his Strath Creek store. Others buried include Edwin Kenyon, Mr. Blanford, Thomas and Hannah Daws.

The cemetery is still used today and is cared for by the Tyaak Cemetery Trust.

[NOTE: This history incorporates parts of the history prepared by Lorraine Huddle Pty Ltd for the *Mitchell Shire Stage Two Heritage Study 2006* with additional research by David Helms in 2013]

Sources

Parish of Broadford, n.d. Source: State Library of Victoria, Put-away Plan collection, B444(3) (microfiche)

Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two:*

***Environmental History*, 2006**

Martindale, H.G. *New Crossing Place: A History of Seymour and its Shire*, Revised edition, Shire of Seymour, Seymour, 1982

'Nostalgia: Reedy Creek', School Centenary Committee, 1982, pp. 3-5, 72-3

Shire of Broadford Rate Books & Valuation Books, transcribed by the Broadford Historical Society Inc.

HERITAGE CITATION REPORT

Watson, Angus B, *Lost & Almost Forgotten Towns of Colonial Victoria : A Comprehensive Analysis of Census Results for Victoria 1841-1901*, Angus B Watson, 2003, pp. 57, 378

Description

Physical Description

The Tyaak Cemetery is a small rural cemetery, which is situated at the end of what appears to be a private road running off the Strath Creek Road at Tyaak. Still in use, this cemetery contains over 100 burial sites, the earliest dating back to 1869. Not all the burials are marked with a headstone and a plan on an information board at the cemetery shows the location of a number of unmarked internments.

The cemetery is informally laid out and most of the marked graves are clustered in a group either side of a pathway running north-south through the centre of the site. It is not clear whether the cemetery is laid out on denominational lines, as was usual. Several of the graves have typical marble or granite headstones, some with stone surrounds and covers with wrought or cast iron fences. Apart from the funerary memorials the only other early feature appears to be one small cast iron sign in the shape of a clover leaf with the number 5. It is not known whether this marks a burial or a section.

For the size of the population during the gold digging periods, the number of nineteenth century burials is surprisingly small (approximately 8-12) although there may well be many early burials with no headstone or entry in the burial register - the index of burial records on the information board at the cemetery lists approximately 30 'unidentified' burial sites.

The graves are set within informal grassed area. There are no significant plantings. The perimeter fence and information boards are of recent construction. The cemetery is evidently well-cared for by the cemetery trust.

About 500 metres east of this site is an area (approximately 80 metres x 80 metres) that reputedly was a Chinese graveyard.

Comparative Analysis

Tyaak Cemetery compares with Tallarook Cemetery, which has a similar informal layout.

Statement of Significance

What is significant?

The Tyaak Cemetery is significant. The significant elements are the early headstones and funerary memorials including cast iron fences and stone grave surrounds, particularly those dating from prior to World War I and cast iron signs marking the denominational areas.

The perimeter fencing, and recently constructed signage and information boards are not significant.

HERITAGE CITATION REPORT

How is it significant?

Tyaak Cemetery is of local historic and social significance to Mitchell Shire.

Why is it significant?

Tyaak Cemetery is historically and socially significant as tangible evidence of the early settlement and development of the Tyaak and Reedy Creek districts. The cemetery represents by the burials dating from prior to World War I and particularly during the nineteenth century the settlement of this area during the gold rushes. (Criteria A & G)

Recommendations 2013

| | |
|----------------------------------|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to the heritage overlay to the extent of the whole cemetery as defined by the Public Use zoning.

HERITAGE CITATION REPORT

| | | | |
|----------------------|----------------------------------|---------------------------|-------|
| Name | WALLAN CEMETERY | File No | 1831 |
| Address | 148 QUEEN STREET, WALLAN | Significance Level | Local |
| Place Type | Cemetery/Graveyard/Burial Ground | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

5. *Building towns; 5.4 Cemeteries*

Place history

Wallan Cemetery is located on Allotments 17 and 18, Section 26 in the township of Wallan. The cemetery reserve of 6 acres 3 roods and 12 perches was shown on the 1857 Plan of the Township. Records show that the Burial Register was purchased in 1863 however there were at least eight deaths prior to that date with monumental inscriptions indicating that they were buried in the Wallan Cemetery.

The three men who were the first trustees of the cemetery represented each of the religious denominations in the town - William Hartley Budd (Anglican), Patrick Laffy (Roman Catholic), and William McLeod (Presbyterian). Each of these men was later buried in the cemetery they managed for more than twenty years.

In 1860 a government loan of 90 pounds was spent on fencing at a cost of 88 pounds and 8 pounds for gates. Kyle, the sexton, then laid out paths in the enclosed cemetery and in 1864 a decision was made to install a stile. In 1869 a sexton's office was erected at a cost of office with pavilion roof, one two pane sash, and ledge door'. In 1872 the cemetery was improved with 'application to Dr von Meuller, Government Botanist, for a suitable collection of shrubs' and further tree planting continued for some years. Some of the cypress trees were planted too close to the graves and later had to be removed.

A surveyor was contracted in 1876 to "lay out the grounds, marking the grave sites and paths". A picket fence was erected along the front of the cemetery facing Queen Street in 1891. Additional fencing was funded in 1905 and a new sexton's office in 1906. In 1915 the picket fence was replaced with 6" x 3" jarrah posts and 4' pickets at a cost of 35 shillings per chain.

In May 1978 the Cemetery Trust agreed to install a plaque and trees at the gate "recording centenary details" and the Back to Wallan Committee assisted with a general clean-up of the cemetery.

In 1985 there were more than 320 burials listed in the Cemeteries Transcription for Wallan Cemetery. Typical of country towns the names in the list of burials include early pioneers and settlers of the area and multiple generations of families who settled in the region. These names include: Boyd, Budd, Finn, Fletcher, French, Hall, Johnston, Laffan, Laffy, McBain, McDiarmid, McDougall, MacKinnon, M(a)cLeod, McMartin, O'Dwyer, Patton, Robertson, Stewart, Stockdale, Sutherland and Wilson.

[NOTE: This is an edited version of the history prepared by Susie Zada for the MSHS 2006]

Sources

Cemetery Transcriptions, Australian Institute of Genealogical Studies Inc., Blackburn, CD-Rom
Lorraine Huddle Pty Ltd & Dr Aron Paul, *Mitchell Shire Stage Two Heritage Study Volume Two: Environmental History*, 2006

HERITAGE CITATION REPORT

Payne, J.W., *Pretty Sally's Hill: A History of Wallan, Wandong & Bylands*, Lowden Publishing Co., Kilmore, 1981, pp. 90-93

Plan of the Township of Wallan Wallan, T. Ham, January 1857, Source: State Library of Victoria, Map Collection
Plan of Township of Wallan, 1971, Source: State Library of Victoria, Put-away Plan collection, W18(6) (microfiche)

Note: Burial information was extracted from Cemetery Transcriptions, which do not necessarily include early burial information for cemeteries.

Relevant Historical Australian Themes

9. MARKING THE PHASES OF LIFE

- 9.7.1 Dealing with human remains
- 9.7.2 Mourning the dead
- 9.7.3 Remembering the dead

Description

Physical Description

Wallan Cemetery is situated at the eastern end of Queen Street on the north side on a site that once would have been outside the township area. The cemetery is formally laid out on either side of a central, unmade, pathway running north-south through the centre of the site. Other, unmade pathways, divide the cemetery into denominational sections, as was typical of nineteenth century cemetery. The early graves are distinguished by the marble or granite headstones, some with stone surrounds and covers with wrought or cast iron fences. The cemetery includes some fine examples of funerary memorials including the pair in the north-east section, which comprise a tall column surmounted by an urn on a square base, one in black granite and in red.

Apart from the funerary memorials none of the early features described in the history survive. The Sexton's office and the boundary fence are both of post-war construction and all of the plantings are relatively recent. Some of the trees along the Queen Street boundary are actually causing damage to some of the early graves.

Comparative Analysis

Wallan Cemetery is a typical nineteenth century cemetery. It compares with Broadford Cemetery and Pyalong Cemetery.

Statement of Significance

The Wallan Cemetery, Queen Street, Wallan, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a cultural landscape containing the design characteristics of a country cemetery which commenced from 1857, including the layout, with associated funerary structures and historic trees.

The Wallan Cemetery, Queen Street, Wallan, is historically and socially significant on a LOCAL level (AHC criteria A 4, H 1, C 2, G 1). It is strongly associated with the continual development and community of the town and district of Wallan from 1857 up to and including 2005, a period of 148 years. Typical of country towns the names in the list of burials include early pioneers and settlers and multiple generations of families who settled in the region.

The Wallan Cemetery, Queen Street, Wallan, is scientifically significant on a LOCAL level (AHC criteria, F 1) for the

HERITAGE CITATION REPORT

numerous important examples of the technical skills and materials dating from c1857.

Overall, the Wallan Cemetery, Queen Street, Wallan is culturally significant at a LOCAL level.

Recommendations 2013

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

HERITAGE CITATION REPORT

| | | | |
|----------------------|--|---------------------------|-------|
| Name | PRESBYTERIAN CHURCH (FORMER) | File No | 1119 |
| Address | WATSON STREET, WALLAN 29-31 WELLINGTON STREET, WALLAN | Significance Level | Local |
| Place Type | Church | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Designer / Architect McGregor, C.

Architectural Style Victorian Period (1851-1901)
Picturesque Gothic

Maker / Builder Robert Grant

History and Historical Context

HERITAGE CITATION REPORT

The Wallan Presbyterian Church is located on Allotments 15, 16 and 17, Section 3 in the township of Wallan. In 1867 it was reported that there were more than two hundred Presbyterians in the district - a figure supported by the number of Scottish names recorded in the Wallan Cemetery. Tenders were called for the erection of the church in February 1867 however plans were delayed due to lack of funds raised locally and from the General Assembly. The Rev. Irving Hetherington of Melbourne laid the foundation stone on October 16, 1867. D.R. McGregor, surveyor and clerk of the Donnybrook and Wallan Wallan District Roads Board and later Shire Engineer, produced the plans at no charge to the church, and the tender of Robert Grant for £370 was accepted.

The church, designed to hold 160 people, was 37 feet long, 22 feet wide and 37 feet high including the belfry. The total cost was estimated to be £457 including seating and a planned vestry. A time capsule was laid beneath the foundation stone which included details of the building, current coins and copies of the Kilmore Examiner, the Age, and the Argus. Described as a "plain design", it was noted that "above the northern vestry entrance, designer and mason have happily combined to relieve what is otherwise a very plain door".

It is believed that the organ was installed in 1909 when the precentor's desk was removed. Mrs W McLeod donated the honour board in 1920, Gloria lighting was installed in 1922, in 1927 R. McDougall erected the platform and blue carpet was laid in 1951. Other memorials in the church included: communion table (1927) in memory of Ann McLeod; hymn board (1945) for Mrs C. McNicol; table and hymn book stand (1948) for Mrs Jane McDougall; and a church hymnary (1951) by Mrs F. Cleve.

Source: Susie Zada.

Sources

Dame Flora MacLeod, 28th Chief of the Clan MacLeod, attended a service at the church to be present at the induction of one of her clansmen Mr William MacLeod, as an Elder of the Wallan Church.

Plan of the Township of Wallan Wallan, T. Ham, January 1857. Source: State Library of Victoria, Map Collection

Plan of Township of Wallan, 1971. Source: State Library of Victoria, Put-away Plan collection, W18(6) (microfiche)

Payne, J W, Pretty Sally's Hill: A History of Wallan, Wandong & Bylands, Lowden Publishing Co., Kilmore, 1981, pp. 105-8, 128

Cemetery Transcriptions, Australian Institute of Genealogical Studies Inc., Blackburn, CD-Rom.

The Kilmore Advertiser. November 11, 1954, p.1

Relevant Historical Australian Themes

8.10.4 Designing and building fine buildings

8.6.2 Maintaining religious traditions and ceremonies

8.6.4 Making places for worship

Description

Physical Description

The steeply pitched gable roof Victorian Gothic church is built of solid bluestone blocks with bluestone buttresses dividing the walls into bays. The bluestone blocks continue into the gable ends with the front elevation culminating in a finely crafted bluestone belfry at the apex.

Recommended Management

HERITAGE CITATION REPORT

A Conservation Management Plan and protection of the interior of the church, is highly recommended for this site.

Statement of Significance

The former Presbyterian, now Uniting Church, 29-31 Wellington Street (facing Watson Street), Wallan, is aesthetically significant at a LOCAL level. (AHC criteria, E 1, D2). Built in 1867, it has a picturesque setting typical design qualities of the Victorian Academic Gothic style, including original bluestone and timber materials, doors and windows, porches, wall decoration and other prominent elevations, thus creating a lasting ornament to the town.

The former Presbyterian, now Uniting Church, Wallan, is historically significant at a LOCAL level (AHC criteria A4, H1) for its association with the growth and cultural evolution of the Presbyterian, Anglican and Uniting Church community in the Wallan area since 1867 spanning over 138 years . It has a strong association with the local community, especially as portrayed in the memorial fixtures and chattels.

The former Presbyterian, now Uniting Church, Wallan, is socially significant on a LOCAL level. It is associated with and influenced by important aspects of the religious cultural life of the community since 1867. (G.1)

Overall, the former Presbyterian, now Uniting Church, Wallan, is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|-------------------------------|---------------------------|-------|
| Name | ST MICHAELS CATHOLIC CHURCH | File No | 1694 |
| Address | 33-35 WANDONG AVENUE, WANDONG | Significance Level | State |
| Place Type | Church | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended VHR Yes HI - PS Yes
Heritage Protection

Architectural Style Federation/Edwardian Period
(1902-c.1918) Gothic

History and Historical Context

The Catholic Church was shown on Lot 33 on the 1892 Auction Plan. The allotment was transferred on May 16, 1891 to Archbishop Thomas Joseph Carr and Fr. Michael Farrelly. The foundation stone of the church was laid in May 1891 and the 14 May 1891 edition of the Kilmore Free Press reported that 'a handsome brick church is being erected to accommodate the Roman Catholic population at Wandong'. Mr McKay was the contractor for the church, which was erected at a cost of £365.

REFERENCES

MHSneg.no:R07.151; Lorraine Huddle, Lynne Dore

Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore;

Certificates of Title, Department of Lands, Victoria;

Ebsworth, Walter Rev., Pioneer Catholic Victoria, The Polding Press, Melbourne, 1973, p. 113

Kilmore Free Press, 14 May 1891, p.2

Lynne R Dore in 'Terra Cotta Lumber: An Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours

Relevant Historical Australian Themes

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES

3.14.2 Using Australian materials in construction

3.4.4 Making forests into a saleable resource

4.6 Remembering significant phases in the development of settlements, towns and cities

8.10.4 Designing and building fine buildings

8.6.1 Worshipping together

8.6.4 Making places for worship

9. MARKING THE PHASES OF LIFE

Description

Physical Description

The 1891 Catholic Church was constructed of the locally made and technically significant material, 'terra cotta lumber bricks'. These bricks are larger than normal clay bricks and are hollow. It is the only known church constructed of this innovative material and method, it has an excellent degree of integrity, and is culturally significant at a State, National and International level for demonstrating this important technical innovation.

The Federation Gothic architecture, with steeply pitched slate clad gable roofed building is constructed of face red-brickwork, lancet gothic arched windows, exposed eaves rafters, and distinctive sill and impost string courses of moulded

HERITAGE CITATION REPORT

concrete. The intact interior is also significant. This is a competent, but common example of that style and is locally significant.

Recommended Management

A Conservation Management Plan is highly recommended for this site.

Comparative Analysis

In Wandong, four houses and St Michael's Catholic Church built of terra-cotta lumber face-brickwork, all in the Wandong Heritage precinct within the town subdivision of 1892, on the east side of the rail line.

It appears that these few buildings and the house at 770 Kilmore-Epping Rd in Wandong, are the only (so far) known terra-cotta lumber face-brickwork domestic and religious buildings in Victoria. Professor Miles Lewis has catalogued known Australian examples of terra-cotta lumber in Melbourne and Sydney commercial and industrial buildings, but only one other residential building identified in Victoria as possibly having this construction material within it, is the 1887 house 'Balclutha' at 17 Como St., in the Melbourne suburb of Alphington.

Unlike the house at 770 Kilmore-Epping Rd., the four other terra-cotta lumber houses are single family dwellings. They share characteristic architectural detailing such as raised rendered quoining on the corners of their façades, and around their façade and side windows. Their terra-cotta lumber front façade and side walls are not tuckpointed, but painted or stained red. Their façades contain simple single double-hung sash windows (almost all sashes divided vertically into two panes), and the front door openings are simple, without sidelights. All four houses have rather strange timber external architraves surrounding the central front door opening and rectangular highlight. They are all relatively small single detached houses, containing one front door and central passage, with 2 or 4 main rooms under the main hipped front roof. Their chimneys are identical in design in ordinary sized face brick, corniced out in three steps below the flue. They were all almost certainly built by the same builder. Dates for these houses range from c1889 to possibly 1897, when terra-cotta lumber was no longer produced in Wandong.

The 1890-91 house at 770 Kilmore-Epping Rd is atypical compared to the four other houses. It is more architecturally pretentious, with a tuckpointed façade, larger façade openings and more elaborate joinery detailing, and was a terrace of two dwellings rather than one single double-fronted residence. Its two remaining chimneys however, are the same as those in the other four Wandong terra-cotta lumber houses.

There are a few other buildings constructed of terra cotta lumbar bricks but, in Wandong these are all houses and altered, and elsewhere, they were used as internal fire rated walls in commercial buildings.

Statement of Significance

What is significant?

St Michael's Catholic Church, Dry Creek Crescent, Wandong was shown on Lot 33 on the 1892 Auction Plan. The allotment was transferred on May 16, 1891 to Archbishop Thomas Joseph Carr and Fr. Michael Farrelly. A weatherboard church was erected in 1891 and appears to have been replaced soon after by the extant church constructed of terra-cotta lumber at a cost of £365. It has continued as the centre for religious worship for Catholic parishioners in the town and district for over 114 years.

The 1891 Catholic Church was constructed of the locally made and technically significant material, 'terra cotta lumber bricks'. These bricks are larger than normal clay bricks and are hollow. It is the only known church constructed of this

HERITAGE CITATION REPORT

innovative material and method, it has an excellent degree of integrity, and is culturally significant at a State, National and International level for demonstrating this important technical innovation. There are a few other buildings constructed of terra cotta lumbar bricks but, in Wandong these are all houses and altered, and elsewhere, they were used as internal fire rated walls in commercial buildings.

The Federation Gothic architecture, with steeply pitched slate clad gable roofed building is constructed of face red-brickwork, lancet gothic arched windows, exposed eaves rafters, and distinctive sill and impost string courses of moulded concrete. The intact interior is also significant. This is a competent but common example of that style and is locally significant.

Why is it significant?

St Michael's Catholic Church, Dry Creek Crescent, Wandong, dating from 1891, is aesthetically significant at a LOCAL level (AHC Criterion E1), historically significant at a LOCAL level (AHC Criteria A4 and B2), scientifically significant at a STATE and NATIONAL level (Criteria B, C and F), and socially significant at the LOCAL level (AHC Criterion G1).

How is it significant?

Aesthetically, the church is a good example of a typical Federation Gothic styled building, and provides an important focal point and setting within the locally significant heritage precinct of Wandong.

Historically and Socially the church has played a significant role, for over 114 years, in providing a place of worship and significant events in marking the phases of life for Catholic parishioners in the town and district. It is one of a few buildings constructed of terracotta lumber which are important evidence of the use of this unusual construction material and of Robertson's transfer of terracotta lumber manufacturing from Brunswick to Wandong in 1889.

Scientifically, it has the potential to illustrate and provide further scientific evidence of the innovative and locally made and technically significant material, 'terra cotta lumbar bricks'. It is important as a unique example of the use of these bricks to build a church.

Recommendations 2006

External Paint Controls

Yes

Internal Alteration Controls

Yes

Tree Controls

Yes

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

Yes

Incorporated Plan

-

Aboriginal Heritage Place

No

HERITAGE CITATION REPORT

| | | | |
|----------------------|---------------------------|---------------------------|-------|
| Name | HOUSE and GARDEN | File No | 1683 |
| Address | 770 WANDONG ROAD, WANDONG | Significance Level | Local |
| Place Type | House | | |
| Citation Date | 2006 | | |



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Italianate

History and Historical Context

From 1876, "Morphett's Siding" and the Wandong passenger station on the North-eastern Railway line served the region's growing population and timber industry. David Pickup, one of Wandong's early land owners, established the 2-storey weatherboard Traveller's Rest Hotel west of the rail line in 1883. That year, Robert Affleck Robertson, owning a number of sawmilling businesses in the district, began constructing the very large "Comet" Sawmill near Wandong, with extensive housing for employees and their families. Robertson began the Victorian Terra-Cotta Lumber (brickmaking) Company at Wandong in 1889, later to become the 'Australasian Terra Cotta Lumber Company'. Produced in various sized hollow blocks mainly used for fire-proof partitions and floors in commercial city buildings, terra-cotta lumber was employed in a number of Wandong buildings as face-brick exterior walling. before production ceased around 1897.

Pickup's Wandong land holdings included Lot 9 of Section E in the Parish of Bylands, a 76 acre block fronting the Kilmore-Epping road on the west side of the rail line. (1) The land was elevated, with its highest point at the northern end. His widow Mary sold most of this lot to George Clayton in 1887. In 1889 Clayton subdivided it further, selling approximately 1.25 acres at the northern end to the Church of England, while approximately 2 acres adjoining the Church

HERITAGE CITATION REPORT

site was sold to Robert Burns of Wandong, a blacksmith. (2)

As Wandong's development accelerated and a new timber Church of England was completed (3) adjacent to his land, Burns raised mortgage loans in June and September 1890. (4) The 1891/2 Kilmore Rate Book shows Robert Burns as owner and occupier of two brick cottages and land at Bylands. Title information shows he sold the two acre block (and presumably the two cottages) to Henry Sterling in January 1892. (5) These buildings are probably the cottages nearest the Church of England on the plan of Wandong, Auction Notice of 1892 although the cottage shown closest to the Church, which is the house in question, was originally a duplex or terrace of two dwellings.

This house, built of terra-cotta lumber on elevated land next to the church, apart from the lower-lying industrial complexes of Robertson's timber mill and terra-cotta lumber works, was in a salubrious position. The façade has architectural pretensions, and the standard of accommodation good for the era. Each dwelling in the building had three rooms, each with a fireplace; the third room was a kitchen with a larger fireplace.

From 1896 (when the rate books become more detailed) to 1914/15, Henry Sterling is still shown as the owner of two adjacent brick cottages, variously described as Brick Cottage No.1 and Brick Cottage No.2, with one rood of land each. In 1896 one is described as having 4 rooms and garden. In 1904/5, the rate books give Henry Sterling's address as Sydney St. Yarraville, in Melbourne. Sterling rented the cottages to a succession of local residents including William Douglas, line repairer and Charles Williams, a labourer (1896); James Bain and Michael Reidy, both labourers (1905); Thomas Sowerby, labourer and Patrick John Davern, carrier (1910).

In May 1915, the title shows mortgages on the property discharged and ownership passing to John Carson of Wallan, a railway employee. The longest tenancy in the two cottages was that of Patrick John Davern and his family from about 1909 until 1922. Laurie Davern of Wandong (former Kilmore Councillor, now aged 86) was born and raised in the subject house from 1917 until he was six. Although originally built as two dwellings, the whole building was occupied as one dwelling by the Davern family (6) .

It is not known if, or how long, this building was used as two separate dwellings as intended by its duplex form and layout. From the quality of its accommodation and architectural finishes, it is possible Robert Burns had expectations for greater rental or sale prospects from this building than eventuated. The Great Depression of the early 1890's and subsequent economic decline of towns such as Wandong, meant the end of many speculative property ventures.

By 1970, Elsa and John Knox were the owner/occupiers (7) . They bought the next-door site of the Anglican Church (destroyed by fire in 1932). This is now the garden space to the north of the house and contains a very large Pine tree, probably planted by the Anglican congregation (8) . The house, owned by the Youlden family since 1985, includes a large garden area to the south (which is probably the site of the other Cottage (No. 1 or No. 2 built by Robert Burns in 1890-1).

The house is the only surviving building of the six buildings shown on the west side of the rail line facing Stump Road (now Kilmore Epping road) in the Auction Notice plan of 1892, although the Post Office/Store and Hotel remain in their original locations in rebuilt form. The Auction Notice plan shows the town subdivisional allotments to scale, but the buildings drawn west of the rail line are out-of-scale and less accurately depicted. Payne's description of these buildings on the west, north of the Traveller's Rest Hotel includes "two timber dwellings and a brick one"(9) However it is clear that the two northmost dwellings were brick, as shown the 1892 plan.

REFERENCES

MHSneg.no:R07.138

1.Crown Grant Vol 1625 Vol 864, See Parish Plan in Wandong Precinct heritage citation

HERITAGE CITATION REPORT

2. Title Vol 1962 Fol 261 (transfers to Robert Burns in February and C of E Trusts Corp in July)
- 3 In 1890 - Payne, J.W., *Pretty Sally's Hill: a history of Wallan, Wandong and Bylands*, Lowden Publ. 1981, pp59-60
- 4 Title Vol 2132 Fol 262 (both mortgages to Edward Duckett)
- 5 See Auction Notice plan in Wandong Precinct heritage citation
- 6 Discussion with L.Davern of Wandong, Sept.2005
- 7 Title Vol 4722 Fol 325
- 8 Title Vol 2200 Fol 928
- 9 *ibid*, pp 59-60
- 10 *ibid*, p56, also see Lynne R. Dore, 'Terra Cotta Lumber: an Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours Examination in the School of Archaeology, La Trobe University, 1996
- 11 Discussion with Elsa Knox, Sept 2005, owner/occupant 1970-81, who rebuilt the front verandah but not the later side return verandahs.
- 12 According to Elsa Knox, she extended an older skillion-roofed bathroom attached to the rear of the house towards the south to provide a new kitchen/scullery. She built this in terra-cotta lumber sourced from an old dairy in Wandong owned by the father of local resident Lottie Campbell (local identity mentioned in Payne, *ibid*.)
- 13 Professor M. Lewis, Faculty of Architecture, Building and Planning, University of Melbourne, "Terra Cotta Block and Lumber", part 6.09 of his major work on historical buildings and techniques, available online (www.arbld.unimelb.edu.au/~mbl/home.htm)
- 14 37 Rail St and the adjacent house to the rear at 6 Dry Creek Crescent both retain traces of early red stain over the terra-cotta lumber facework as well as later coats of red paint. The identical pair at 14 and 16 Wandong Crescent have projecting bayed facades; No 16's terra-cotta lumber walling is overpainted in grey; No 14's façade and side elevations are overcoated with pebbledash but the original rendered quoining is visible through the later pebbledash coating.
- 15 In the case of the very small house at 6 Dry Creek Crescent
- 16 In the case of 37 Rail St, 14 and 16 Wandong Avenue

Auction Notice, Wandong Township, April 30, 1892. Source: Photocopy provided by Lynne Dore; Certificates of Title, Department of Lands, Victoria; Ebsworth, Walter Rev., *Pioneer Catholic Victoria*, The Polding Press, Melbourne, 1973, p. 113; Lynne R Dore in 'Terra Cotta Lumber: An Archaeological Study of Rural Trade', Thesis submitted as part of the Final Honours

Relevant Historical Australian Themes

3. DEVELOPING LOCAL, REGIONAL AND NATIONAL ECONOMIES
 - 3.14.2 Using Australian materials in construction
 - 3.4.4 Making forests into a saleable resource

Description

Physical Description

Site context

On the west side of the North-Eastern Railway, the lower-lying land initially selected as farming allotments, remains relatively undeveloped compared to the eastern higher ground subdivided in 1892 as township (suburban) allotments. The house site of approximately 3 acres is on elevated land north of the Wandong hotel and shopping strip, and slopes down to the Kilmore-Epping Rd.

Setting

HERITAGE CITATION REPORT

The house is set back from the road about 10 metres in open lawn. Its generous garden setting allows wide vistas of the building from the road and includes the site of the 1980-37 Anglican Church on the north side of the house. Here, a number of mature trees and shrubs, including the large Pine, form an attractive garden landscape. A driveway runs into the site along its north boundary. Views of the house and surrounding cultivated landscape from the road below are framed by tall eucalypts and pines on the ridgeline to the west and north.

South of the house the garden is a large open lawn (or paddock) separated from the house by a fence. This is probably the site of the other brick cottage constructed by Robert Burns in 1890-1. A front fence of round pine pickets runs along the street boundary and there is a gateway (with a modern lychgate structure over) from the street into the south section of front garden. Modern outbuildings at the rear (west) of the house include sheds, a large open garage, and a self-contained weatherboard "granny flat".

Siting, form and details

The house is built on sloping ground, its timber front verandah elevated about 1.5 metres above ground, with the rear of the house at ground level and the ground behind cut into the hillside.

The form of the house is similar to a double fronted villa with a Victorian "M" shaped hipped iron roof over the façade. The façade contains two front doors at its centre, each flanked by a typical large late Victorian window containing narrow double-hung sashes each side of a larger double hung window. The doors have shielded panels (top panels altered and glazed) and elaborate but typical late-Victorian timber frames with capital mouldings, fanlights and sidelights with shielded panels under. The window frames have matching shielded panels. There are two face brick chimneys (of ordinary bricks) over the rear double-hipped roof of the main house.

The original house is built entirely of terra-cotta lumber bricks (except for the flat-arched voussoirs over the window and door heads and the chimneys, which are smaller conventional (solid) bricks. The brick and terra cotta lumber is tuckpointed in white cement over grey mortar on the façade. The unpainted masonry is an attractive bright terracotta, with natural kiln colour-irregularities adding to its aesthetic quality. Between the two front doors the masonry wall is interrupted by mortar infills indicating that a projecting wing wall divided the original front verandah into two entrance verandahs.

The terra-cotta lumber bricks are larger than ordinary solid bricks, being 155mm high and 310mm long. Their hollow interiors can be seen at the base wall of the north elevation, where rising damp has caused major fretting in the exterior walls of some of the masonry units. The wall construction is at least 230mm thick, given the recessed exterior window and door reveals. Payne (10) quotes from the Kilmore Advertiser, 1889, describing terra-cotta lumber as consisting of one part clay and three parts sawdust and having "outstanding heat insulating properties, and can be sawn or nailed". for partitions, hollow blocks about 4 inches thick and 9 inches high, and of various lengths, are used"

The unpainted terra-cotta lumber side elevations are not tuckpointed and contain simple double-hung sash windows. Sashes on the north elevation are divided vertically in two, while sashes on the south side are divided into four (possibly indicating a different completion date for each side of the building, as suggested by the sequence of Burn's mortgage dates)

While the house has been altered, some alterations may be too subtle to distinguish from the original. The timber verandah, which returns around each side of the house, has a concave iron roof, plain 150mm square posts, diagonal timber balustrading and a wide set of timber steps. It is patently not original, and was rebuilt, probably in the 1970's. The original front verandahs did not return around the sides of the house (11). The original brick building, three rooms deep, has a modern rear skillion section contained under a concave roof (matching the verandah roof). This contains kitchen, bathroom and utilities and was constructed with second hand terra-cotta lumber bricks (12) and re-used timber windows

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in the 1970-80's.

Interior

This has not been inspected to date. The present owners and previous residents have independently confirmed in telephone discussions that the two front doors lead into separate hallways, each serving two rooms, one at the front, one behind this with a side elevation window, and a full width rear room, also with a side elevation window. It is reported the original central dividing wall is extant, but has later arched openings in it linking the two hallways and two rear rooms.

The front two rooms on each side of the building have extant brick fireplaces and chimney breasts, but the chimneys above the roofline no longer exist.

Comparative Analysis

In Wandong, four other houses and St Michael's Catholic Church built of terra-cotta lumber face-brickwork, all in the Wandong Heritage precinct within the town subdivision of 1892, on the east side of the rail line.

It appears that these few buildings and the subject house at 770 Kilmore-Epping Rd in Wandong, are the only (so far) known terra-cotta lumber face-brickwork domestic and religious buildings in Victoria. Professor Miles Lewis (13) has catalogued known Australian examples of terra-cotta lumber in Melbourne and Sydney commercial and industrial buildings, but only one other residential building identified in Victoria as possibly having this construction material within it, is the 1887 house 'Balclutha' at 17 Como St., in the Melbourne suburb of Alphington.

Unlike the subject house at 770 Kilmore-Epping Rd., the four other terra-cotta lumber houses are single family dwellings. They share characteristic architectural detailing such as raised rendered quoining on the corners of their façades, and around their façade and side windows. Their terra-cotta lumber front façade and side walls are not tuckpointed, but painted or stained red (14). Their façades contain simple single double-hung sash windows (almost all sashes divided vertically into two panes), and the front door openings are simple, without sidelights. All four houses have rather strange timber external architraves surrounding the central front door opening and rectangular highlight. They are all relatively small single detached houses, containing one front door and central passage, with 2 (15) or 4 (16) main rooms under the main hipped front roof. Their chimneys are identical in design in ordinary sized face brick, corniced out in three steps below the flue. They were all almost certainly built by the same builder. Dates for these houses range from c1889 to possibly 1897, when terra-cotta lumber was no longer produced in Wandong.

The 1890-91 house at 770 Kilmore-Epping Rd is atypical compared to the four other houses. It is more architecturally pretentious, with a tuckpointed façade, larger façade openings and more elaborate joinery detailing, and was a terrace of two dwellings rather than one single double-fronted residence. Its two remaining chimneys however, are the same as those in the other four Wandong terra-cotta lumber houses.

From its white tuckpointing, the subject building is more akin to Wandong's St Michael's Catholic Church which also has white tuckpointed terra-cotta lumber walls, although its builder is also unknown.

Statement of Significance

The house and garden is aesthetically significant at a LOCAL level (AHC E1) for the picturesque setting of the late-Victorian Italianate red brick house in the centre of a substantial garden, which evokes a sense of the rural character of Wandong in 1891 when the house was built.

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The house and garden is historically significant at a LOCAL level (AHC: A 4, B 2, F1) as one of the few houses constructed during the optimistic but short-lived development of Wandong as a population centre for the substantial timber and terra-cotta lumber industries founded there in 1889 by Robert Affleck Robertson. Also for its unusual design as a terrace of two dwellings under one large hipped roof, in the small country town of Wandong, and as one of a rare group of houses constructed in the unusual material of terra-cotta lumber face-brickwork.

The house is scientifically significant at a LOCAL level (AHC F1) as one of only a few places that illustrates the use of the technically significant terra-cotta lumber bricks in a traditional late-Victorian house design.

Overall, the house and garden at 770 Wandong, Road in Wandong is culturally significant at a LOCAL level.

Recommendations 2006

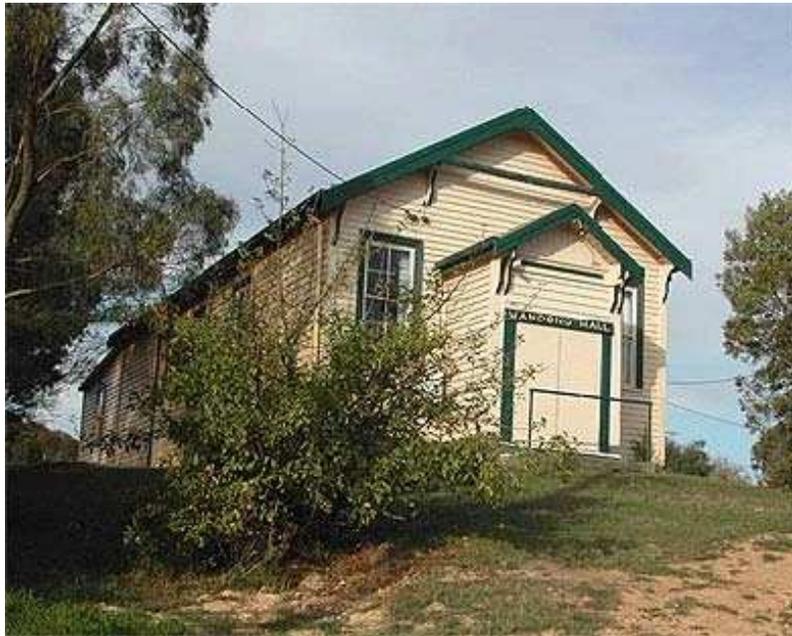
| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

WANDONG PRECINCT



HERITAGE CITATION REPORT

| | | | |
|----------------------|---|---------------------------|-------|
| Name | Wandong | File No | 1853 |
| Address | 14, 16, 19, 33-35 & 37 WANDONG AVENUE, WANDONG 6 DRY CREEK CRESCENT, WANDONG 7-19 & 37 RAIL STREET, WANDONG | Significance Level | Local |
| Place Type | Mixed Use Precinct | | |
| Citation Date | 2012 (updated 2016) | | |



Recommended **VHR - HI - PS** Yes
Heritage Protection

History and Historical Context

Early land owners

The Wandong precinct, in the Parish of Bylands, comprises land that was part of Andrew Beveridge's pastoral run called 'The Dene,' that they took up in 1842. Beveridge's daughter, Eliza Kilgour Broadhurst, then held the property from April 1849 until January 1862. They were followed by William Thomas Harpsham, Edwin Willis Mayger and William Daniel Collyer.

Patrick "Paddy" Morphet (also spelt Morphett) of Kilmore was the first person to purchase Crown land in this area. On 23 September 1871 he bought Allotment 1 of Section C, being 36 acres and 28 perches, for thirty-seven pounds. This later became the area north of Dry Creek Crescent in the town. By this stage the railway reserve had been assigned on the western side of his property. In 1873 Morphet mortgaged his property. In 1875 his financial situation became worse and a trustee was appointed to oversee his estate. In August 1875 the property was transferred to William Brooks Hoffman of Melbourne who advocated that this land should be "reserved for township purposes".

By April 1878, Morphet's situation must have improved because he paid eighty-nine pounds for more than eighty-eight acres of land immediately south of his first land holding. Within a month, however, he sold it to Hoffman.

Development of Wandong

Squatters and land selectors were the first Europeans to occupy land in the region. From 1850 the Magpie and Stump Inn operated, for more than ten years, on what became known locally as the Magpie and Stump Road on the Glenburnie pre-emptive right.

From about 1860 the timber industry developed at Mt Disappointment in the valley known as Lightwood Flat. There were reports of one hundred splitters working the Bruce's Creek area extracting native wattle and bark for use in the timber, furniture and tanning industries.

In 1870 local clay was used in wood-fired brick kilns and quarries opened for the construction of the North Eastern Railway. The line opened in 1872 and in April 1876 "Morphett's Siding" was opened to cater for the growing timber industry. Soon after a timber passenger platform was added and the name Wandong, an Indigenous word for ghosts or spirits, was given to the station.

A saw milling industry had been operating at Mount Disappointment before 1873 however these operations were closed in 1873 due to water pollution from the mill. This industry and others were to flourish with the arrival in the region in the early 1880s of Robert Affleck Robertson.

Robertson was born in Montreal Canada, around 1846, the son of Robert Robertson and Euphemia Affleck. In 1884 he married Mary Rail in Ballarat East and their first child was born in Ballarat in 1885. His next two children were born in Wandong in 1886 and 1888. He was reported as having "unlimited" financial backing from David Beath of Melbourne.

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He purchased the Derrill Mill of Strath Creek and other small mills and in 1883 he began construction of the Comet Mill "one of the largest ever built in Victoria". Robertson founded the township of Wandong.

At that time Allotments 1 and 2 of Section C were owned by William Brooks Hoffman. In February 1882 he transferred two acres in Allotment 2 to the Minister of Education for the Wandong State School No. 1277, previously located at Lightwood Flat. On December 8, 1886 Hoffman leased the unsubdivided Allotments 1 and 2 to the Wandong Timber Company Limited of which Robertson was a director. On August 30, 1888 he sold both allotments to Robert Affleck Robertson.

In 1888 Robertson took an interest in a building material known as Terra Cotta Lumber, which was made of clay and sawdust. The construction process came from the USA and manufacturing commenced in Australia in 1885 at Brunswick, however Robertson persuaded the company to "transfer operations to Wandong". It was an important and exciting time in the economic development of the town.

By May 1891 the land had been subdivided and Robertson transferred Lot 33 to the Catholic Church and Lots 45 and 46 to the Presbyterian Church. On April 30, 1892 John Whitburn Rail, Robertson's brother-in-law, auctioned allotments in Wandong Township. In 1892 a description of the land in Wandong claimed that:

These Allotments are splendidly situated, having a commanding view, with excellent natural drainage. The Township of Wandong is a rising one, situated about 34 miles from Melbourne, on the North-Eastern line; and Township Allotments must increase in value, seeing that the Saw Mills, Seasoning Works, Terra-Cotta Lumber Works, &c. &c., are in full swing, with an increasing output. The Kilmore Water Trust will bring a plentiful supply of pure mountain water into the township at an early date, which of itself must greatly enhance the value of property.

Wandong being so well situated within easy distance of city, and having such a splendid climate, will eventually become a Summer Resort for the well-to-do citizens of Melbourne, and this sale should therefore command the attention of residents, investors, and speculators generally.

In addition to generating important industries in the town and "creating" the town, Robertson left a permanent dedication to his family in the street names of Wandong. Rail Street - his wife's maiden name; Affleck Street - his mother's maiden name; Whitburn Street - his mother-in-law's maiden name; and Eads Street - his wife's maternal grandmother's maiden name (although spelt Edes in the death index).

In 1892 the Australian Seasoned Timber Company Limited was formed, purchasing the Comet Saw Mill, the Wandong Timber Company, and the terracotta, brick and tile businesses that Robertson managed. Robertson created an environment for employment in the region, however the 1890s depression and other disasters, such as fire, had an adverse effect on the development of the town and the region.

By 1896 Robertson had disposed of many of his industries and in 1902 he transferred the balance of his land and town allotments to his former partner, David Beath. Land sales were slow in Wandong and the population declined, however the town was sufficiently established to support the families who remained throughout the twentieth century. In more recent years Wandong has experienced a resurgence with people moving from the city to a readily accessible "country area".

Place histories

Allotments in the Wandong Precinct were part of a private subdivision. It was not a government-surveyed town. Although houses are identified on the 1892 auction plan, most titles were not officially transferred until some time after the auction. The early purchasers of allotments from Robertson may have paid for the land prior to the actual transfer of title or perhaps Robertson and Beath owned or rented out some houses.

HERITAGE CITATION REPORT

House, 6 Dry Creek Crescent

This house is one of four in Wandong constructed of Terra Cotta Lumber in about 1889. It was shown on Lot 24 on the 1892 Auction Plan and in 1896 the occupier was Edwin Park, a labourer (RB). Lots 23-25 were owned by Robert Affleck Robertson, and then David Beath, before it was transferred on 17 June 1926 to Charles William Patton.

St Michael's Catholic church, Dry Creek Crescent

The Catholic church was shown on Lot 33 on the 1892 Auction Plan. The allotment was transferred on 16 May 1891 to Archbishop Thomas Joseph Carr and Fr Michael Farrelly. A weatherboard church was erected in 1891 and appears to have been replaced in 1893 by the extant church constructed of Terra Cotta Lumber at a cost of £365.

Barron House, 10A Dry Creek Crescent, cnr. Wandong Avenue

This property, at the northwest corner of Dry Creek Crescent and Wandong Avenue, is Lot 26 in the subdivision and 1892 Auction Plan indicates there was no house on the lot at that time. Like most unsold allotments in the subdivision, this property was first owned by Robertson and then transferred in 1902 to David Beath. On 14 August, 1903 it was finally sold to Elizabeth Taylor Barron (LV, 1892 Auction Plan).

By 1896 there was a house on this site, which was described as 'WBC' (i.e., weatherboard cottage) and containing four rooms with a Net Annual Value (NAV) of 10 pounds, and R.A. Robertson is listed as both the owner and occupying tenant (RB, 1896, no. in rate 575). Robertson's first residence at Wandong burnt down in about 1892 and so it's possible that this house constructed to provide accommodation when he was at Wandong (WHG). Two c.1895 photographs of Wandong (reproduced in Pickett 2011) show this house, which at that time comprised the steeply gabled section and possibly part of the skillion on the east side.

In 1900, when ownership had transferred to David Beath, the house was leased to William Douglas and the NAV had increased to 12 pounds (RB, 1900:55).

The Barron family became owner of this house by 1906. The rate books list Elizabeth Barron as the owner and her husband, James T. Barron, an engine driver, as the occupying tenant. The NAV has increased again to 15 pounds, possibly suggesting additions to the house. The Barron family remained owners and occupiers until the late 1920s. In 1926 only Elizabeth Barron was listed and by 1932 the family no longer owned the property (RB 1906:13, 1915-16:10, 1925-26:8, 1931-32).

House, 7 Rail Street

A house was shown on Lot 5 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 20 April 1904 to John Joseph Mahony. In 1896 the occupier was George Gardiner, a butcher (RB).

House, 9 Rail Street

No building was shown on Lot 6 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 18 April 1906 to Henry Biggs Sheers, and in the same year the rate books listed him as the owner and occupier of a weatherboard house (RB, 1906:196).

House, 11 Rail Street

The Coffee Palace was shown on Lot 7 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 20 May 1913 to Alexander Simpson.

The Coffee Palace consisted of fourteen rooms. It was used as a boarding house, particularly for seasonal workers. Robertson owned the Coffee Palace, which was managed in 1895 by George Giles and in 1904 by Margaret Sims. When

HERITAGE CITATION REPORT

Alexander Simpson, a baker, came to Wandong he built his oven in a house in Wandong Avenue. He then purchased the Coffee Palace for £100 and divided it into three buildings. Two buildings were moved to other lots as houses and Simpson used the Coffee Palace oven for his bakery business.

Wandong Hall - Mechanics' Institute, Rail Street

A hall is shown on Lot 9 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 9 January 1904 to John Fulton Adams, Henry Barber, John Breen, Hugh McDonald and George Edward Thomas, who, presumably, were the trustees of the Mechanics Institute. The Hall and Free Library were first proposed in 1901. In November of that year the *Kilmore Advertiser* reported that R. Fennelly, civil engineer and architect of Kilmore, designed the building. The Australian Seasoned Timber Company donated one thousand feet of timber and provided the rest at "lowest rates" that cost the committee sixty-five pounds.^{xi} Users of the hall paid one shilling for meetings, 12s. 6. for larger functions until midnight, and £1 after midnight.

House, 37 Rail Street

This house, situated on Allotment 19, is one of four in Wandong constructed c.1889 using Terra Cotta Lumber and is shown on the 1892 Auction Plan. In 1896 the occupier was William Jackson, an engine driver (RB). Like many other allotments in the subdivision it was first owned by Robert Affleck Robertson, and then by David Beath. On 29 March 1913 it was transferred to David Larcombe.

St John's Church of England, 37 Wandong Avenue and Dry Creek Crescent

The first Church of England in the Wandong district was opened in about 1870 at Lightwood Flat, to the south of the present Wandong township. The church at Lightwood Flat was closed in 1889 and succeeded by the new St John's Church at Wandong, which opened on 7 February 1890 on a site on the west side of the Wandong-Kilmore Road donated by George Clayton (owner of the Traveller's Rest Hotel) (Payne 1981:46, 50, 60). St John's Wandong was destroyed by fire in November 1932.

The old St John's was duly replaced by a new church on a site in Wandong Avenue, which was donated by Thomas Wharton. Carelton & Carelton, architects, designed the weatherboard and fibrous cement building, which was opened by Archdeacon Hancock on 27 July 1933 (Payne 1981:65, PROV).

House, 14 Wandong Avenue

This house, situated on Lot 84, is one of four in Wandong constructed c.1889 using Terra Cotta Lumber and is shown on the 1892 Auction Plan. It was used by the manager of the Seasoning Works and in 1896 the occupant was Alexander Mackey (RB). The allotment was owned by Robert Affleck Robertson, and then by David Beath. On 2 July 1906 ownership was transferred to the Argus Permanent Building & Investment Society.

House, 16 Wandong Avenue

This house, situated on Lot 85, is one of four in Wandong constructed c.1889 using Terra Cotta Lumber and is shown on the 1892 Auction Plan. It was used by employees of the Seasoning Works and in 1896 the occupant was William Nutbeau, a sawyer (RB).. The allotment was owned by Robert Affleck Robertson, and then by David Beath, before it was transferred on 2 July 1906 to the Argus Permanent Building & Investment Society.

Terra Cotta Lumber outbuilding, 19 Wandong Avenue

No building was shown on Lot 13 on the 1892 Auction Plan. At that time the allotment was owned by Robert Affleck Robertson before being transferred on June 20, 1895 to Ernest Gaskell.

According to the Wandong History Group (2013:13):

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Gaskell Hall was on this block of land and moved sometime prior to 1922 to Heathcote Junction. The weatherboard home was built in 1922 by Mrs. Rohan who ran the general store. The home has had only two owners in its history. There is a terracotta shed behind the house indicating some type of Terra Cotta Lumber building on this site pre 1922.

House, 32 Wandong Avenue

This property, on the east side of Wandong Avenue, was Lot 92 in the subdivision and the 1892 Auction Plan indicates there was no house on the lot at that time. Like most unsold allotments in the subdivision, this property was first owned by Robertson and in 1902 was transferred to David Beath. In August 1909 it was sold to Alexander Simpson (LV, 1892 Auction Plan).

By 1910 Alexander Simpson was the owner of a 'cottage', which was situated on lots 85-94 (RB, 1910-11, no. in rate 180). It was leased to various people including Maria Harper in 1916, John Ryan, a labourer, in 1921, and Edith Dau in 1926 (RB, 1915-16:84, 1920-21:171, 1925-26:56). Edith Dau was one of the 17 children of Joachim and Martha Dau, who settled at Heathcote Junction (then Kilmore Junction) around c.1875. Their property was known as 'Heather Farm' (WHG).

According to Payne (2006:348) Alexander Simpson, a baker, arrived in Wandong from Beechworth around 1908. Originally, he constructed an oven at a house in Wandong Avenue, but later he bought the Wandong Coffee Palace and divided it into three buildings, retaining one section on the coffee palace site (Lot 7 of the 1892 Auction Plan, survives today at 13 Rail Street) and moving the two other sections away as separate houses. It is therefore possible that this house was constructed using part of the former coffee palace building.

Sources

Auction Notice, Wandong Township, April 30, 1892. Source: photocopy provided by Wandong History Group

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Pickett, Ron, Ghosts, gold and a White Elephant. A history of Wandong, Heathcote Junction and Clonbinane, Kilmore, 2011

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Wandong Community website: wandong.vic.au [accessed 15 July 2015]

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Description

Physical Description

Precinct boundaries

The Wandong precinct comprises the following properties:

- The group of four timber cottages at 7-13 Rail Street, which date from the late nineteenth and early twentieth centuries.

HERITAGE CITATION REPORT

- St John's Anglican Church, St Michael's Catholic Church, and the Wandong Mechanics' Institute Hall.
- The four houses, constructed c.1889 using Terra Cotta Lumber bricks, at 6 Dry Creek Crescent, 37 Rail Street and 14 & 16 Wandong Avenue, and the shed constructed from Terra Cotta Lumber bricks at 19 Wandong Avenue.
- The timber houses at 10A Dry Creek Crescent and 32 Wandong Avenue

Layout and views

Wandong Avenue forms the spine of the township, which bends to follow a ridgeline, rising from the north to the southwest. Consequently most of the properties in Wandong Avenue either enjoy views to the northeast, of rolling hills with scattered trees, or views to the west over the railway to the heavily treed slopes beyond the township. These views can be appreciated from the public realm through gaps between houses and more significantly along Dry Creek Crescent, to both east and west from its intersection with Wandong Avenue. Views across the railway and Wandong's commercial centre and to the slopes beyond are available along Rail Street. These views provide an important backdrop to the rural setting of this precinct.

Significant views within the precinct include the northeastern view down Wandong Avenue that is terminated by the public hall; the view down the northern section of Wandong Avenue, which is terminated by a group of four cypress trees at the end of the street; and the view back up Wandong Avenue from the public hall to the cypress and pine trees on Dry Creek Crescent. St Michael's Catholic Church and the public hall are each significant focus points:

- St. Michael's, with its strong red terracotta lumber bricks and row of cypress trees along the Dry Creek Crescent frontage is a prominent feature on the Wandong Avenue Dry Creek Crescent intersection.
- The Public Hall is prominent from Wandong Avenue and from Rail Street, from the other side of the railway. The eastern part of the sloping land on which the Hall has been constructed has been graded to give the appearance of a carefully constructed podium that adds dignity to this modest but well designed building.

In a privately created township with no government buildings (the early railway station has been demolished), these community buildings have a special importance.

Trees

Significant trees include the row of cypress trees along the frontage to St Michael's Church, and the other mature trees surrounding the two churches. A mature elm at the rear of 7 Rail Street adds to the historic character of the property and the precinct.

Infrastructure

Roads throughout the precinct generally have wide informally graded and grassed verges with open swale drains. They have sealed asphalt carriageways, with the exception of the northern section of Wandong Avenue, which is unsealed. Along the eastern side of Rail Street, the open drain has deeper channels bridged at some properties by timber crossovers. Except where short lengths of concrete curb and channel have been constructed, the character of the road formation provides a pleasant appearance and, apart from the asphalt seal, has probably changed little since the township was first subdivided.

Significant and Contributory buildings

Of the contributory buildings in the precinct three are community buildings and eleven are residential buildings or outbuildings. Most are constructed of timber, but one church, four houses and one outbuilding are constructed using Terra

HERITAGE CITATION REPORT

Cotta Lumber.

Community buildings

Community buildings that contribute to the significance of the precinct are St Michael's Catholic Church, St John's Church of England at 37 Wandong Avenue, and the Wandong Mechanics' Hall. These three buildings are very distinctive because they are designed in different architectural styles, Federation Gothic, Federation Arts and Crafts, and Interwar Gothic and built of different materials, terra cotta lumber, weatherboard and cement sheet respectively.

The Catholic Church is the oldest of the community buildings, and is constructed of the locally made Terra Cotta Lumber blocks. These blocks are larger than normal clay bricks and are hollow. It is the only known church constructed of this innovative material and method in the Shire (and perhaps the State). The Federation Gothic architecture, with steeply pitched slate clad gable roofed building is constructed of face red-brickwork, lancet gothic arched windows, exposed eaves rafters, and distinctive sill and impost string courses of moulded concrete. The intact interior is also significant. This is a competent but common example of that style and is locally significant.

St John's Church of England is a fine, albeit modest, example of a small country church in the Interwar Bungalow style. It has a steeply pitched gable roofed hall with matching apse and decorative ventilators protruding from the main roof. The walls are clad in horizontal weatherboards to sill height and above that the walls are of cement sheet with timber strapping. The interior is also important.

The setting of, and visual relationship between the two churches including mature trees such as eucalypts, cypresses and pines, and the elevated siting of the Hall at a prominent corner contribute to the character of the precinct.

Designed in 1904 by R. Fennelly, civil engineer and architect of Kilmore, the modest gable roofed hall and porch have timber framed walls clad in weatherboards. Federation style timber windows are also an important feature. The hall is set on a raised earth podium that heightens the view of the facility by the community, and was accentuated by substantial timber finials fixed to the apex of the roof. The solid timber brackets have an elegant curve that is an important decorative feature of this Federation Arts and Crafts building. The timber clad interior, with stage and wall mural, is also important. An addition has been added at the south-east corner - this has been designed sensitively and has not detracted from the appearance of the building.

Houses

The other Contributory buildings are the following houses and one outbuilding:

- 6 & 10A Dry Creek Crescent
- 7, 9, 11, 13 & 37 Rail Street
- 14, 16, 19 (outbuilding only) & 32 Wandong Avenue

The houses at 7-13 Rail Street are late Victorian or Federation timber cottages. All are single storey with corrugated iron gabled roofs, brick chimneys and verandahs and front and side setbacks. The unusual house at no.7 appears to comprise two 'T' class Victorian Railways staff houses joined together. The visual relationship between these houses and the adjoining Hall at No.19 contributes to the significance of this group. The large Elm (*Ulmus* sp.) in the rear yard of the house at 7 Rail Street is another important feature.

The four Terra Cotta Lumber houses at 6 Dry Creek Crescent, 37 Rail Street and 14 & 16 Wandong Avenue have hipped roofs, brick chimneys and double hung timber sash windows. At the rear of 19 Wandong Avenue is a small shed with walls constructed of Terra Cotta Lumber, and a skillion roof.

The original part of the cottage at 10A Dry Creek Crescent comprises the steeply gabled section. Original features include the timber double hung sash window in the west wall and the two timber double hung two over two pane sash windows in the north end wall. It appears the room with a gabled roof at lower pitch, a six over six pane timber sash

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window facing Dry Creek Crescent and a double hung single pane timber sash window facing west was added after c.1900. The skillion on the east side appears to date from the interwar period as it has a boxed window in the north side and a plain brick chimney with simple cap and terracotta pot, both typical of 1920s construction.

The other house in the precinct at 32 Wandong Avenue has a high, hipped iron roof and a projecting hipped bay with a skillion verandah to one side. The verandah is supported on timber posts and has an iron frieze and brackets. The windows are double hung sash and there is one corbelled brick chimney. The front door has been replaced.

Recommended Management

Policy basis

The policy implements the findings of the Mitchell Shire Heritage Study by providing guidelines that support the conservation of significant features within the precinct whilst allowing opportunity for new development in appropriate circumstances.

Objectives

To ensure that the significance of heritage places within the precinct is conserved or revealed.

To maintain the low scale, low density character of the precinct and ensure that new development is compatible with it.

To ensure that new development is compatible with the historic character of the precinct and does not become a visually dominant element.

To conserve and enhance significant views, vistas and landmarks in the precinct.

To conserve the informal road formations within the precinct.

To ensure that archaeological remains are not inadvertently damaged or destroyed.

Policy

In considering applications under the Heritage Overlay it is policy to:

General

1. Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the precinct and in particular to:

-Conserve significant features on places shown as significant or contributory on the relevant precinct map.

-Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.

-Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the precinct.

2. Encourage contemporary design and avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.

3. Encourage the form, scale, detailing and materials of new development including additions to be compatible with contributory building/s, but clearly contemporary in design.

4. Encourage buildings to be no higher than contributory buildings on the same site or adjoining sites.

5. Encourage buildings to have the same or similar front and side setbacks as contributory buildings on the same site or

HERITAGE CITATION REPORT

adjoining sites.

6. Encourage fences to be constructed in a style and height that is appropriate to the era of the precinct.
7. Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.

8. Discourage the demolition of significant buildings or features such as fences on places shown as significant or contributory on the relevant precinct map except where it can be demonstrated that:

- the building is structurally unsound and cannot feasibly be repaired, or
- any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.

Demolition of part of a significant or contributory building may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place or precinct.

9. Allow the demolition or removal of buildings or features on places identified as non-contributory on the relevant precinct map, or are situated on a significant or contributory place and are identified as not significant by the relevant statement of significance for the place. (Note: for a significant place first consider the individual citation and then the precinct citation).

10. Conserve or reveal the visual relationship between the significant features in the precinct in order to demonstrate the historic use and/or development of the precinct.

11. Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features within the precinct.

12. Conserve or reveal views that contribute to the significance of the precinct.

13. In the case of subdivision of significant or contributory places within the precinct, encourage the retention of the significant features on one lot.

Specific

Encourage contemporary interpretation of traditional building design for infill development, which incorporates hipped and/or gabled roofs, verandahs or porches, and minimal detailing.

Encourage detached siting of houses with regular siting parallel to the frontage and side boundaries.

Encourage the use of traditional construction materials for infill development that includes horizontal weatherboard or rendered brick wall construction, timber framed windows and doors, and non-zincalume corrugated sheet metal, or tiled roofing.

Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.

Encourage the use of fence styles that are appropriate to the era of the house.

Ensure that fences do not obscure the visibility of the house from the street.

HERITAGE CITATION REPORT

Encourage garages or carports to be situated at the rear of dwellings.

Discourage the construction of any hardstand parking areas or structures in the front setback area.

Encourage the undergrounding of infrastructure such as telephone, and data lines.

Discourage road and drainage works that alter the original formation of the roadways.

Encourage the use of appropriate fence styles, which do not obscure the visibility of the buildings and front gardens from the street.

Encourage archaeological documentation into the associations of this precinct with the station and railway, the hall, hotels and churches.

Trees

In order to conserve the heritage significance of significant trees, it policy to:Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.

Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees

If the significant trees require replacement, encourage replacement with the same or similar species.

Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the Mitchell Shire Heritage Study, including the precinct and, where relevant, any individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The visual prominence of a new building or addition to a building from within or outside of the precinct.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.
- Whether the proposal will upgrade the building to meet contemporary living standards such as improving energy efficiency.

Review of significance and policy

While every effort has been made to ensure that the information contained in this citation is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in this citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works. Once this more detailed assessment has been made, a review of the significance of the place and the conservation policy should be carried out by Council.

Statement of Significance

What is significant?

Wandong is a small rural township. The places/elements that contribute to the significance of the precinct are:

- The group of four timber cottages at 7-13 Rail Street, which date from the late nineteenth and early twentieth centuries. The visual relationship between these houses, which have gabled roofs with generous front and side setbacks, front verandahs, brick chimneys and double-hung sash windows, and the adjoining Hall at No.19 contributes to the significance of this group.
- The large Elm (*Ulmus* sp.) in the rear yard of the house at 7 Rail Street.
- Community and civic buildings including St John's Anglican Church, St Michael's Catholic Church, and the Wandong Mechanics' Institute Hall.
- The setting of, and visual relationship between the two churches and their plantings including mature trees such as eucalypts, cypresses and pines, and the elevated siting of the Hall at a prominent corner.
- The four houses, constructed c.1889 using Terra Cotta Lumber, at 6 Dry Creek Crescent, 37 Rail Street and 14 & 16 Wandong Avenue, which have hipped roofs, brick chimneys and double hung timber sash windows, and the Terra Cotta Lumber outbuilding at the rear of 19 Wandong Avenue.
- The early (c.1895) gabled timber cottage at 10A Dry Creek Crescent, used for a short time by Robert Affleck Robertson.
- The house at 32 Wandong Avenue, erected c.1912 for Alexander Simpson, which may incorporate part of the former Wandong Coffee Palace.

How is it significant?

Wandong precinct is of local historic, social and aesthetic significance to Mitchell Shire.

Why is it significant?

Wandong precinct is historically significant as a reminder of the heyday of the township during the nineteenth and early twentieth centuries when it flourished through the timber, and Terra Cotta Lumber industries. The community and residential buildings within the precinct are testimony to the early development of Wandong and some have important associations with Robert Affleck Robertson who founded the township and developed the timber and Terra Cotta Lumber industries. Several of the buildings in the precinct are of Terra Cotta Lumber construction and are important evidence of the use of this unusual construction material and of Robertson's transfer of Terra Cotta Lumber manufacturing from

HERITAGE CITATION REPORT

Brunswick to Wandong in 1889. The group of houses in the north of the precinct is also historically significant as evidence of early development was in proximity to the railway station. (Criteria A & H)

Wandong Township is historically and socially significant as the centre of the Wandong district. The hall and churches have strong associations with the social activities of the community over a long period and are recognized and highly valued by the local community for religious, commemorative and recreational reasons. (Criterion G)

Wandong Township has aesthetic significance for the Wandong Hall and the two churches, which are important focal points and local landmarks within the town. Whilst modest buildings, the aesthetic qualities of the places are enhanced by the elevated siting of the Hall on a prominent corner, and the setting of, and visual relationship between the two churches within spacious treed grounds. (Criterion E)

The buildings constructed of Terra Cotta Lumber are technically significant as rare examples of this building material, which demonstrates an innovative use of sawdust, normally a by-product of sawmill operations. (Criteria B & F)

Recommendations 2012

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

Yes Trees on Catholic and Anglican church sites, Elm at 7 Rail Street.

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.

HERITAGE CITATION REPORT

| | | | |
|----------------------|--------------------------------|---------------------------|-------|
| Name | FLORADALE FARM COMPLEX | File No | 711 |
| Address | 210 CAMPASPE ROAD, WILLOWMAVIN | Significance Level | Local |
| Place Type | Homestead Complex | | |
| Citation Date | 2006 | | |



HERITAGE CITATION REPORT

Recommended **VHR - HI - PS** Yes
Heritage Protection

Architectural Style Victorian Period (1851-1901)
Italianate

History and Historical Context

Mitchell Heritage Study Stage Two:

"Floradale" is located on John Clarke's original Moranding squatting run in the Parish of the same name. The main bluestone house was built c. 1860 and was approximately 24 squares.

Advertisements in the Kilmore Advertiser and Kilmore Free Press report a number of different owners and tenants over the years and sometimes include descriptions of the property.

Names association with "Floradale" in 1875 are Mr & Mrs Peter Fryer and Mr & Mrs John Fynn. In January 1875 the property was described as "built of bluestone, slate roof, verandah all round ' nine extensive rooms, outbuildings, 325 acres."

Other names and dates connected to "Floradale":

- Robert Gibson Hudson and Mary Fyffe Hudson, ne Lonie (to 1900)
- Robert Bowers (pre 1921)
- George Stray (lease c.1925)
- Mr Sheehan (1926)
- H V & R F James (to 1955)
- G C Ryan (1955)

It is likely that most of the above people leased the property as the auction sale announced in the Kilmore Free Press on November 28, 1955 claimed that "Floradale has been held by the family (James) since 1880." The description was "Homestead of solid bluestone with cement external walls, including lounge, 3 bedrooms, bathroom, hot and cold water and internal sewerage, kitchen and laundry. ' Sheds etc. Water: excellent. Permanent creeks, dams, bore, tank."

Source: Susie Zada.

KA 7 Jan 1875. Advert. Notice. Sawell to sell the house at Floradale of Mrs. Fryer-furniture, cattle etc.

KA 7 Jan 1875. To Let. Floradale for 3 years. Built of bluestone, slate roof, verandah all round. Nine extensive rooms, outbuildings, 325 acres.

KA 21 Jan 1875. p.3 col.5 More extensive advert on the clearing sale at Floradale on the account of Mrs. Fryer.

KFP 13 May 1875 reprint. Death of Mrs. Fynn, wife of John Fynn J.P., at "Floradale".

Kilmore Advertiser 8 January 1921. Death of J. P. Glennon in Perth. He married a daughter of the late Peter Fryer of "Floradale". Had the license of the All Nations' and left for WA owing money to several.

KA 22 Jan 1921. Mrs. Ward disposed of her residence in Albert Street to Robert Bowers, formerly of Floradale.

KA 21 March 1925. p.3 col.3 Clearing Sale. "Floradale" George Stray, expiration of lease.

KA 22 May 1926. p.2 Mr. R. Bowers disposed of "Foradald" (sic) at Willowmavin to Mr. Sheehan.

KFP 11 March 1954 p.1 col.2 A letter to the Editor from H. V. James whose address was "Floradale," Willowmavin.

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KFP 10 Nov 1955 p.5 Advert. "Floradale". For Sale by Auction. On 28 Nov 1955. On behalf of H.V. and R. F. James. Situated: 5 miles from Kilmore, 1 mile from Willowmavin R.S. and trucking yards.

Land: Rich volcanic soil

Improvements: Homestead of solid bluestone with cement external walls, including lounge, 3 bedrooms, bathroom, hot and cold water and internal sewerage, kitchen and laundry. Private phone. Sheds etc.

Water: excellent. Permanent creeks, dam, bore, tank

"Floradale" has been held by the family since 1880.

Kilmore Free Press, Thursday, 16 June, 1955

OBITUARY

MRS. MARY F. HUDSON

With the passing on June 9 of Mrs. Mary Fyffe Hudson, Kilmore lost one of its oldest and most highly respected residents. Born at Camp Hill, North Essendon, in 1870, the deceased came to the Kilmore district 73 years ago and over that long period remained a resident of the town or district. She was the eldest daughter of the late Hay and Jane Lonie and until her marriage lived with her parents on their property, "Valley Field." After her marriage to the late Robert Gibson Hudson she lived at "Floradale," and moved to Kilmore in 1900.

KFP 1 Dec 1955 p.4 col.2 "Floradale", 366 acres passed in at 62 per acre but later sold privately to Mr. G. C. Ryan, Willowmavin.

Adverts for the auction appear in KFP later half of 1983. One advert. Appears in KFP 2 Nov 1983 page 13. 63 acres, approx. 24 squares, 3 bedrooms and study. Large country kitchen, lounge, family room. Bluestone, circa 1860.

REFERENCES

Spreadborough, Robert & Anderson, Hugh, Victorian Squatters, Red Rooster Press, Ascot Vale, 1983; Kilmore Advertiser and Kilmore Free Press, various dates. Source: Extracts from Kilmore newspapers, Heather Knight.

2.1 Km from corner of Williwavin and Campaspe Roads

Relevant Historical Australian Themes

5.8 Working on the land

8.10.4 Designing and building fine buildings

Description

Physical Description

A large single storey solid bluestone house with cement rendered walls, extensive verandahs, hipped roof and tall chimneys.

Physical Description

Agricultural, Building, Residential

HERITAGE CITATION REPORT

Statement of Significance

The "Floradale" homestead, Campaspe Road, Willowmavin and its rural setting, is aesthetically significant on a LOCAL level (AHC criterion D2, E1, F1) as it demonstrates a large mid nineteenth century Victorian Period c1860 Italianate house which is constructed of solid bluestone walls with a hipped roof.

The "Floradale" homestead, Campaspe Road, Willowmavin and its rural setting, is historically significant on a LOCAL level (AHC criteria A 4,). It is located on John Clarke's original Moranding squatting run in the Parish of the same name. The main bluestone house was built c. 1860 and was approximately 24 squares. It remains as one of the earliest surviving intact pastoral era homesteads in the Willowmavin area.

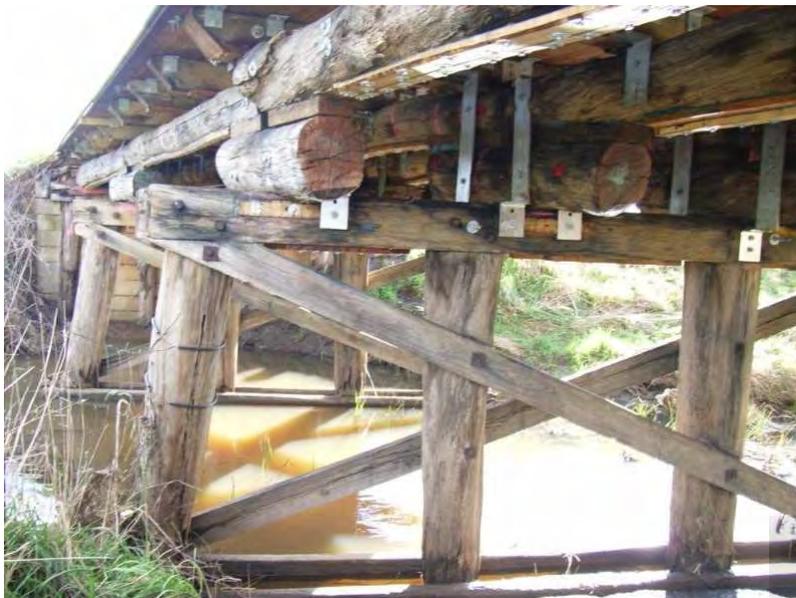
Overall, the "Floradale" homestead, Campaspe Road, Willowmavin and its rural setting, is culturally significant at a LOCAL level.

Recommendations 2006

| | |
|---|-----|
| External Paint Controls | Yes |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

HERITAGE CITATION REPORT

| | | | |
|----------------------|------------------------------|---------------------------|-------|
| Name | COSTELLOS ROAD BRIDGE | File No | 1726 |
| Address | COSTELLO'S ROAD, WILLOWMAVIN | Significance Level | Local |
| Place Type | Road Bridge | | |
| Citation Date | 2013 | | |



Recommended Heritage Protection VHR - HI - PS Yes

History and Historical Context

Thematic context

This place is associated with the following themes in the *Mitchell Shire Environmental History*:

3. Linking communities; 3.1 Moving goods and people, and distributing information, 3.1.1 The roads and post offices

Place history

Improvements to the road network in Mitchell Shire were required as a result of closer settlement in the early twentieth century that led to an increase in traffic on rural roads.

The exact date of this bridge is not known but the design appears to date from the early twentieth century. The construction of timber bridges using round timber beams (often known as 'stringers') began in the 1890s. According to Chambers (2006:27):

In part the change came about through the need to reduce construction costs, but it also reflected a growing awareness that Australian hardwoods had a greater strength and durability when used 'in the round' unmilled or shaped by adze.

Where longer spans were required a variety of more complex bridge designs were used. These included the use of short projecting pieces of timber called 'corbels' that were placed across the top of bridge piers and abutments to support the beam ends, and the use of diagonal timber struts. In the 1920s the Country Roads Board (CRB) introduced a standard design for single lane timber road bridges that incorporated these features (Chambers 2006:28). The bridge had a traverse or cross-planked decking and 'in a concession to the new motor age' longitudinal running planks were added to 'provide a smoother surface ride'. According to Chambers (2006:28) this design was widely used subsequently by both the CRB and municipal councils.

The design of the sub-structure of this bridge with its use of three stringers, corbels and diagonally braced piers is almost identical to the CRB plan, which is reproduced in Chambers (2006:28), suggesting a c.1920s construction date.

Sources

Chambers, Don, *Wooden wonders. Victoria*, 2006

Description

Physical Description

This is a double lane road bridge approximately 35 metres long. The trestles sited in the deep creek bed have sawn timber cross-heads, diagonal stays and waling pieces at the base. The log stringers are supported with corbels over the mid-creek

trestles.

The timber bearers and longitudinal plank decking have been replaced with modern timber/based material. The original structure has been strengthened with steel ties and bolted plates. Modern "W-section" steel girders have replaced the original timber posts and guard rails.

Comparative Analysis

Timber road bridges were once relatively common in rural towns throughout the Shire, but have become increasingly rare as they are progressively replaced or upgraded to meet modern standards. This is one of two small timber road bridges that survive relatively intact.

Although the superstructure (deck and guardrails) has been replaced it is notable for the relatively intact pier and beam sub-structure, which is very similar to the standard design introduced by the Country Roads Board in the 1920s for single lane timber road bridges (Chambers, 2006:28). By comparison at the other example at Baynton Road, Tooborac the sub-structure has been modified while the super-structure (deck) remains relatively intact. Thus the two bridges provide complementary evidence of early bridge technology.

Statement of Significance

What is significant?

Costello's Road Bridge, Willowmavin is a timber road bridge over Kilmore Creek built in the early twentieth century. The substructure, with its original or early log abutments and two tall mid-creek trestles supporting corbels and stringers, is significant although altered with steel ties and plates.

The modern decking and steel guard rails are not significant.

How is it significant?

Costello's Road Bridge is of local historic and technical significance to Mitchell Shire

Why is it significant?

It is historically significant as tangible evidence of the improvements made to road networks in the early twentieth century, which was associated with closer settlement in the Willomavin district and Mitchell Shire. The design of the bridge also demonstrates the influence of the Country Roads Board in introducing standard specifications for bridge construction from the 1920s. (Criteria A & H)

It is of technical and historic significance for its relatively intact log substructure, which demonstrates typical early design principles for log bridges crossing deep creek beds. (Criterion D)

The significance of the bridge is enhanced by its rarity value as one of only two known surviving examples in Mitchell Shire. (Criterion B)

HERITAGE CITATION REPORT

Recommendations 2013

| | |
|---|---|
| External Paint Controls | - |
| Internal Alteration Controls | - |
| Tree Controls | - |
| Fences & Outbuildings | - |
| Prohibited Uses May Be Permitted | - |
| Incorporated Plan | - |
| Aboriginal Heritage Place | - |

Other Recommendations

Add to the heritage overlay to the extent described in the 2013 Heritage Study Review.