



White Hills & East Bendigo Heritage Study

Stage 2

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CONTEXT

WHITE HILLS AND EAST BENDIGO HERITAGE STUDY 2016

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CONTENTS

| | |
|--|------------|
| BRIDGE STREET NORTH PRECINCT | 5 |
| BULLER STREET PRECINCT | 13 |
| GLEESON STREET PRECINCT | 20 |
| NORFOLK STREET PRECINCT | 27 |
| WHITE HILLS & HAMLET PRECINCT | 34 |
| BAXTER STREET PRECINCT EXTENSION | 43 |
| TOMLINS STREET PRECINCT EXTENSION | 51 |
| 8 BAKEWELL STREET, BENDIGO NORTH | 58 |
| 105 BAXTER STREET, BENDIGO | 61 |
| 80 NOLAN STREET, BENDIGO | 64 |
| POTTERS' ARMS, 48-56 TAYLOR STREET, ASCOT | 66 |
| 147 BARNARD STREET, BENDIGO | 69 |
| FORMER NORFOLK BREWERY, 3 BAYNE STREET AND 95-97 BRIDGE STREET, BENDIGO | 72 |
| 125 BRIDGE STREET, BENDIGO, RESIDENCE & FENCE | 76 |
| FLEECE INN, 143 CHARLESTON ROAD, EAST BENDIGO | 79 |
| 125-133 MCIVOR ROAD, EAST BENDIGO, RESIDENCE & GARDEN | 83 |
| 131 GOYNES ROAD, EPSOM | 88 |
| EPSOM PRIMARY SCHOOL, HOWARD STREET, ASCOT | 91 |
| 89-91 LUCAN STREET, NORTH BENDIGO | 95 |
| 105 LUCAN STREET, NORTH BENDIGO | 98 |
| 4 & 4A WEEROONA AVENUE, NORTH BENDIGO | 101 |
| 14 HEINZ STREET, WHITE HILLS, RESIDENCE & STABLE COMPLEX | 104 |
| 467 NAPIER STREET, WHITE HILLS | 110 |
| UNITING CHURCH, 506-508 NAPIER STREET, WHITE HILLS | 114 |
| FORMER WHITE HILLS READING ROOMS AND FREE LIBRARY, 532 NAPIER STREET, WHITE HILLS | 120 |
| 545 NAPIER STREET, WHITE HILLS | 124 |

BRIDGE STREET NORTH PRECINCT

Images



106-108 Bridge Street, Bendigo



Bridge Street streetscape



80 Bridge Street, Bendigo



86 Bridge Street, Bendigo

Description

The Bridge Street North precinct between Arnold and Nolan Streets is located to the north of the city centre. The regular surveyed grid of streets around North Bendigo is unlike many areas of Bendigo's suburbs that tend to respond to the topography and to the presence of mining activity, resulting in irregular patterns of subdivision. Further toward the city centre, Bridge Street has a mixed character with commercial activity as the dominant land use, replacing the mixed commercial and residential uses. From Arnold to Nolan Street Bridge Street North is largely residential with some small industrial activities. Key industries include the former Norfolk Brewery at 95-97 Bridge Street (now the Norfolk Centre). A shop at 107 Bridge Street contrasts with its surroundings through its street frontage and verandah. The street has wide grassed verges and a row of elm trees both sides of the street. Street trees are more continuous north of Bayne Street where their canopy is greatest.

Bridge Street North comprises mainly single storey detached residences representing common building styles including Victorian, Edwardian and Inter-war in detached dwellings. The street also contains some early Post-war housing that is complementary to these earlier periods of development. There is a mixture of brick and timber construction evident throughout the street. Towards Nolan Street there are several key Inter-war buildings, including 123 Bridge Street (HO100) and 125 Bridge Street that has been individually assessed as part of this study. Opposite these is 106-108 Bridge Street, also a fine example of an Inter-war brick bungalow.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History* (2013):

- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (Australian Dictionary of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancels and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish of Sandhurst it is situated in (State of Victoria Early Postal Cancels and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient, as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. However, a small number of miner's cottages remain today. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred around Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856 ('Plan of Portion A, Township of Sandhurst' 1856). The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856). The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2010:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long Gully soon after (Hull 2010:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2).

The late-nineteenth century saw Sandhurst develop its unique architectural identity of an ornate Victorian colonial style, as well as its identity as a recreational centre, with the establishment of public reserves at White Hills and what is now known as Lake Weeroona. Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O'Callaghan 1918:28). The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city's total population had reduced to just over 36,000

(Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13).

The railway was an influential force in Bendigo's development and for the study area in particular, which thanks to railway sidings formed an industrial precinct away from the civic centre (HO710). Railway workshops were established at Bendigo in 1917 as a decentralising move by the Victorian Government, creating more jobs in the region and also related housing for workers (*Bendigonian* 22 November 1917:13). During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the ethnic and cultural diversity that so strongly influenced the region's development, which continues today.

Precinct history

The Bridge Street North Precinct is located west of McCrae Street on Crown portion 26C in the Parish of Sandhurst. The precinct consists of houses on the east and west sides of Bridge Street, bounded by Arnold and Nolan streets at either end. The various house types within the precinct are comprised of detached houses dating to the Victorian, Edwardian and Inter-war eras.

The Bridge Street North Precinct is situated between Bendigo's civic centre to the southwest, as a continuation of McCrae Street, and the hamlet of White Hills to the northeast, which had been mapped as early as 1854 ('Hamlet of White Hills in the Parish of Sandhurst' 1854). The study area was formed as related housing of a nearby industrial sector that began to develop after the decline of mining production in the early-twentieth century (HO107). Locality industries were comprised mostly of manufacturing workshops and facilities for the processing of primary and secondary resources. This area was made easily accessible by railway sidings and presumably would have been more affordable and had higher land availability than the traditional commercial zone in the centre of town.

A significant period of development for this area began in the early-twentieth century as non-gold industries consolidated and Railway Workshops established at Bendigo in 1917 increased job opportunities (*Argus* 6 January 1927:16; *Bendigonian* 22 November 1917:13). Industrial activity also generated related housing groups and social centres within the precinct area, including several hotels and sporting clubs that utilised Lake Weeroona reserve. In 1920 Carwardine, Nolan and Wilkie streets were made up almost entirely of private residences, while Charleston, Hargreaves and McCrae streets had some private residences but were predominantly commercial and industrial in character (S&Mc 1920).

It is apparent that the number of private residences expanded considerably during the Inter-war period, especially at Carwardine and Nolan streets (S&Mc 1920, 1938). The number of occupants at McCrae and Hargreaves streets likewise expanded during this time, almost doubling their already considerable numbers between 1920 and 1938 (Sands & McDougall). This was largely due to residential expansion away from already built-up areas surrounding Bendigo's civic centre, as well as government initiatives to populate regional cities following the Great War. The Inter-war period saw other industries flourish to take the place of mining activity, such as tomato growing, textile production and also a munitions factory during WWII, which supported associated residential growth (Butler & Assoc. 1993 vol. 2:55-56).

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Comparative assessment

Bendigo, Golden Square and Eaglehawk contain a number of residential precincts that represent post-mining growth and expansion. These are characterised by late Victorian and Edwardian detached houses ranging from the modest timber dwellings of the 1870s onwards (with some isolated earlier examples) to large and elaborate Edwardian and Inter-war architect designed residences. Areas are also often characterised by the predominant building material, whether of timber for more modest dwellings or brick for more elaborate examples. As alluvial and reef mining became uneconomic and was abandoned in various localities, land became available for subdivision and development, filling in the irregular spaces formed by mining activity between the creeks and the reefs.

Precincts containing high concentrations of 'high style' architecture

These large precincts are noted for the buildings that characterise Bendigo's gold mining industry, and the commercial and industrial wealth that was generated from these activities.

Drought Street Precinct (HO4) has locally interesting streetscapes, individually significant commercial and residential buildings and groups of well-preserved housing. The terrain of the Drought Street precinct enhances views to structures and offers elevated sites. This precinct contains some of the study area's most prestigious houses, dominantly of the nineteenth and

early twentieth century era. Myers Street Precinct (HO9) including the streets, Bramble, McLaren and Mollison, provide a continuity of period and form of the housing and including a number of individually important house designs. Bendigo Civic Precinct (HO3) comprises fine nineteenth and early twentieth century residential streetscapes in Forest and Wattle Streets, north of Barnard Street. Good residential streetscapes concentrate around Honeysuckle, Rowan, Mackenzie, Violet and Old Violet Streets, the hilly terrain in areas to the north of the precinct creates added visual interest by an unexpected combination of house forms, street angles and siting caused by the rising ground.

Precincts containing high concentrations of typical buildings

These precincts provide consistent evidence of suburban development with commercial, residential and industrial buildings of a more modest scale and design. They are generally situated in the less elevated parts of the city. King Street Precinct (HO6) contains well-preserved examples of the mainly Edwardian and Victorian-era homes of tradespeople, shopkeepers and manufacturers of the nearby Bendigo commercial and manufacturing district. Hopper Street Bendigo (HO5) Baxter Street Bendigo (HO2) and Barnard Street Bendigo (HO1) are representative of Bendigo's inner suburbs of the gold-era (late nineteenth and early twentieth centuries), with dominantly timber construction and hillside topography providing the visually cohesive housing stock. Tomlins Street Precinct (HO14) represents a later phase of residential development in the city than is seen elsewhere, which may be related to the growth of service industries nearby, such as the Electricity Supply Company and railway workshops. Stevenson Street Precinct (HO13) contains some of the study area's most prestigious houses, dominantly of the nineteenth and early twentieth century era.

Within the context of Heritage Overlays throughout Bendigo, Norfolk Street (also assessed in this study) is a small and isolated grouping. However, in the context of Bendigo North this small group is notable for their degree of intactness and close spatial relationship to one another. Whilst there are individual isolated places of equivalent quality in Bendigo North, the locality generally has a lower integrity than in other inner suburban areas of Bendigo, in particular the precincts noted above. The Norfolk Street group therefore stands out as being a small grouping of houses of a particularly high integrity.

Bridge Street North

North Bendigo's residential streets have been impacted by the development of the Bendigo Hospital; however Bridge Street North is relatively unscathed. Whilst some sites have been redeveloped with newer housing in Bridge Street, the street retains a consistency that is higher than in the surrounding areas of North Bendigo.

Bridge Street North provides a good example of suburban development in Bendigo North, with representative examples of residential and small scale commercial buildings from key periods of development. It is more intact than other surrounding streets and the elm trees provide the street with a fine canopy and sense of enclosure.

Bridge Street North (also assessed for this Study) is the only other identified precinct in Bendigo North where there is a high degree of integrity and where buildings are in a close spatial relationship with one another. It is much larger and contains a wider variety of building types than Norfolk Street.

Statement of significance

What is significant?

Bridge Street North, developed between Arnold and Nolan Streets from the mid 1850s with commercial activities, later consolidating as a residential area with growth and expansion into the 1940s, is significant. The avenues of elm street trees are also significant.

Significant elements of the precinct include:

- 95-97 Bridge Street
- Linda House and Garden, 74 Bridge Street (HO99)
- Building, 123 Bridge Street HO100
- 125 Bridge Street
- Street trees (elms)

Contributory elements include:

Arnold Street

- 80 Arnold Street

Bridge Street

- 62 Bridge Street
- 70 Bridge Street
- 68 Bridge Street
- 78 Bridge Street
- 80 Bridge Street
- 81 Bridge Street
- 82 Bridge Street
- 86 Bridge Street
- 87 Bridge Street
- 88 Bridge Street
- 89 Bridge Street
- 91 Bridge Street
- 96 Bridge Street
- 103 Bridge Street
- 105 Bridge Street
- 106-108 Bridge Street
- 107 Bridge Street
- 109 Bridge Street
- 110 Bridge Street
- 112 Bridge Street
- 117 Bridge Street

- 119 Bridge Street

Nolan Street

- 29 Nolan Street

How is it significant?

Bridge Street North precinct is of local historic and aesthetic value to City of Greater Bendigo.

Why is it significant?

Bridge Street North is representative of Bendigo's inner suburban areas developed initially as a mixed area combining commercial activities, but consolidating into a residential area with buildings representing a spectrum of growth and development. The suburban areas around Bendigo North, including that of Bridge Street, demonstrate the growth of housing alongside that of the industrial expansion of Bendigo. Nearby employment at the railway workshops, tramways depot, industries on Charleston Road, flour mill, abattoir and cattle yard, brewery and various timber and metal workshops provided the means for the expansion of suburban areas north and west of the city centre. The former Norfolk Brewery site is a tangible reminder of this important industry and is one of several breweries that operated in Bendigo. Bridge Street North is notable for its early twentieth century (Inter-war) development around Nolan Street with 106-108, 123 and 125 Bridge Street being fine examples of this period. 107 Bridge Street is a tangible link with the street's former mixed land use. (Criterion A)

The qualities of the street include single storey detached dwellings with similar setbacks and low front fences, a mix of brick and timber used in construction, and a range of Victorian, Edwardian, Inter-war and early Post-war residences. Bridge Street North is a fine example of the suburban expansion of Bendigo also characterised in the Baxter Street precinct (HO2). When compared with other streets in the Bendigo North area, Bridge Street is notable for its street trees providing a near continuous canopy and a sense of enclosure. The street has aesthetic value for its range of architectural styles from the 1870s to the 1940s and its degree of intactness with minimal new development encroaching. Places of individual significance include 123 and 125 Bridge Street and the former Norfolk Brewery, 95-97 Bridge Street. (Criterion E)

Whilst Bridge Street has some similar qualities to a number of other residential precincts including King Street (HO6), Tomlins Street (HO14), Baxter Street (HO2) and Stevenson Street (HO13), it is one of the most intact streets in Bendigo North. (Criterion D)



- KEY**
- Precinct Boundary
 - Significant
 - Contributory
 - Non-contributory
 - Amendment C201 HO
 - Existing Heritage Overlay
 - Street Trees (Elms)



Bridge Street North Precinct

Client City of Greater Bendigo
Project White Hills & East Bendigo Heritage Study
Date 10/2/2016

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BULLER STREET PRECINCT

Images



1A Buller Street, Bendigo



5 Buller Street, Bendigo



23 Bobs Street, Bendigo



324 Napier Street, Bendigo

Description

Buller Street Bendigo is located at the junction of Weeroona Avenue and Napier Street. Lake Weeroona and the reserve to the north of the lake are included in existing Heritage Overlays (HO213 and HO7). The Buller Street precinct comprises a small grouping of properties situated to the east of Lake Weeroona, between Bobs and Napier Streets. The precinct consists of houses on the north and south sides of Buller Street as well as those on the east side of Napier Street. The contributory elements within the precinct are detached houses dating from the Victorian and Edwardian eras and including 1, 3, 5 and 10 Buller Street, 23 Bobs Street, 324, 326, 328, 334 and 338 Napier Street. Buller Street is a short street extending between Napier and Bobs Street and bounded by the railway line and industrial land to the east with Lake Weeroona to the west. Elm trees in Napier Street define this major road.

Buller Street has wide gravel verges and street planting of eucalypts and young elm trees. The view along Buller Street terminates in the former North Bendigo railway workshop complex (HO710). Looking west the recreational areas associated with Lake Weeroona form an attractive view framed by the elm trees at the corner of Napier Street.

Fine Victorian architecture is evident in 324 Napier Street and 5 Buller Street, both houses displaying elaborate architectural detailing in the form of cast iron verandah friezes, small gables over the front door, and cream and red brick chimneys. These are complemented by several other representative Victorian timber houses. A large timber Edwardian house is a prominent landmark at 332 Napier Street.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (Australian Dictionary of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancels and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish of Sandhurst it is situated in (State of Victoria Early Postal Cancels and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient, as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. However, a small number of miner's cottages remain today. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred around Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856 ('Plan of Portion A, Township of Sandhurst' 1856). The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856). The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2010:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long Gully soon after (Hull 2010:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2).

The late-nineteenth century saw Sandhurst develop its unique architectural identity of an ornate Victorian colonial style, as well as its identity as a recreational centre, with the establishment of public reserves at White Hills, Rosalind Park and Lake Weeroona. Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O'Callaghan 1918:28). The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city's total population had reduced to just over 36,000 (Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo

railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13).

By the 1890s small scale agricultural industries were enabled by the formation of an irrigation trust that provided a steady water supply (Victoria Parliament 1871). This meant that for the first time, Bendigo's economy did not rely solely on the prosperity of gold mining. A reliable water supply also allowed residential areas independent of the creek to develop. In particular, tomato-growing flourished as Spanish families settled at White Hills, thereby making Bendigo one of the first places in Victoria to establish tomato sauce and canning factories (Lyng 1927:51). Railway workshops were established at Bendigo in 1917 as a decentralising move by the Victorian Government, creating more jobs in the region and also related housing for workers (*Bendigonian* 22 November 1917:13).

Agricultural industries in Bendigo's outer areas continued to thrive and resulted in White Hills hamlet finally connecting with the bustling city of Bendigo during the late-nineteenth to early-twentieth centuries. During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the ethnic and cultural diversity that so strongly influenced the region's development, which continues today.

Precinct history

The Buller Street Precinct comprises a small grouping of properties situated east of Lake Weeroona Reserve in the Parish of Sandhurst. The various house types within the precinct are detached Victorian and Edwardian residential houses on the north and south sides of Buller Street and the east side of Napier Street.

Buller Street is a short street extending between Napier and Bobs streets, bounded by the railway line and industrial land to the east with Lake Weeroona to the west. This precinct forms part of an area that began to be populated in the late nineteenth century, as the suburb of White Hills – located to the north – developed residentially, gradually extending further south to connect with the already well-established township of Bendigo. Development was also stimulated by the need for job-related housing of the nearby industrial precinct at Tomlins Street, Railway Workshops, as well as the Bendigo Gas Works at Weeroona Avenue (HO294).

The latter part of the nineteenth century was responsible for the formation of a Victorian architectural style in Bendigo, as wealth derived from profitable quartz and gold mining activity was spent on grand buildings and gardens designed by migrant architects, builders and craftsmen (City of Greater Bendigo 2015). Given the range of socio-economic classes at the time – from miners and speculators to mining magnates – levels of sophistication in housing from this period are equally varied. These range from ornate, grand residences to more basic timber villas in the distinctive 'Bendigo Boom' style, which was influenced by migrant architects such as William Carl Vahland and later William Beebe (Lovell Chen 2013:122-123).

Despite being on the outskirts of Bendigo, the precinct was already densely populated by the turn of the century. Activity in the area centred around Napier Street, which runs directly through White Hills and is a continuation of McCrae Street to the south. Due to its centrality, Napier Street has been a hub around which commercial and residential growth has occurred since White Hills was mapped in 1854 ('Hamlet of White Hills in the Parish of Sandhurst' 1854). On maps Napier Street is sometimes referred to as Epsom Road, White Hills Road, or the Midland Highway, as well as McCrae Street in some postal directories (Hull 2006:38 & 41).

Early municipal rate books indicate that White Hills Road had a large number of mining occupants who obtained leasehold of Crown land by Miner's Right (RBs). Miner's housing in this area ranged in value from £4 to £8 and dated mostly to the 1850s-70s, so were likely buildings of cheap construction that were subsequently replaced by more sophisticated houses. White Hills Road also contained a large number of commercial enterprises throughout the Victorian era, including public houses, stables, brickworks, sawmills and various general stores (RBs).

In 1904, the section of Napier Street between Nolan and Knight Streets – then referred to as McCrae – was populated exclusively by residential occupants (S&Mc). The earliest municipal rate book entry at Buller Street is listed in 1902, a house valued at £25 that was owned and occupied by one Joseph E Paynter, a contractor (RB5532; *Riverine Herald* 24 August 1911:4). The postal directory of 1904 lists another occupant at Buller Street of the same surname, Samuel Paynter; both of the Paynter's are also listed at the same locations in the 1912 directory, while Samuel alone is listed by 1918 (S&Mc). Other long-term residents of Buller Street during the Edwardian period included Rupert H Bray and Alfred W Murray (S&Mc 1912, 1918).

The emergent Bendigo Federation style of 1901-1918 is evident within the precinct, influenced by a combination of the two distinct styles of architects William Beebe and William Vahland (Lovell Chen 2013:123). This predominantly domestic style acknowledged the hot dry inland climate of Bendigo by enhancing garden views from the interior and creating deep, encircling verandahs (City of Greater Bendigo 2015).

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Comparative assessment

Between Nolan Street at the foot of Lake Weeroona and the start of White Hills are three small groupings of places that indicate late nineteenth and early twentieth century development. They provide a counterpoint to the ribbon development that follows the Midland Highway (Napier Street), and that is changing the nature of White Hills as a separate locality to Bendigo. These groupings include six houses and street trees near Weeroona Secondary College (called White Hills South in this Study), Gleeson Street and Buller Street. Gleeson Street, located at the convergence of Weeroona Avenue and Napier Street, has the strongest focus with the Captain Cook Hotel Motel (formerly the Suburban Hotel) as a key landmark on the way to White Hills. Buller Street, whilst only consisting of residential properties, provides a link between the Bendigo Railway Workshops and Napier Street. Of the three groupings, White Hills South seems the less intact and struggles to reach a local threshold for a precinct. Buller Street and Gleeson Street are important as landmarks on the way to White Hills and each contain approximately ten properties that contribute to the precinct.

Statement of significance

What is significant?

The Buller Street precinct comprising detached houses dating from the Victorian and Edwardian eras and including houses in Buller, Bobs and Napier Streets is significant.

Contributory elements of the precinct include:

Bobs Street

- 23 Bobs Street

Buller Street

- 1A Buller Street
- 3 Buller Street
- 5 Buller Street
- 10 Buller Street

Napier Street

- 324 Napier Street
- 326 Napier Street
- 328 Napier Street
- 334 Napier Street
- 338 Napier Street
- Elms in Napier Street

How is it significant?

Buller Street precinct is of local historic and aesthetic significance to the City of Greater Bendigo.

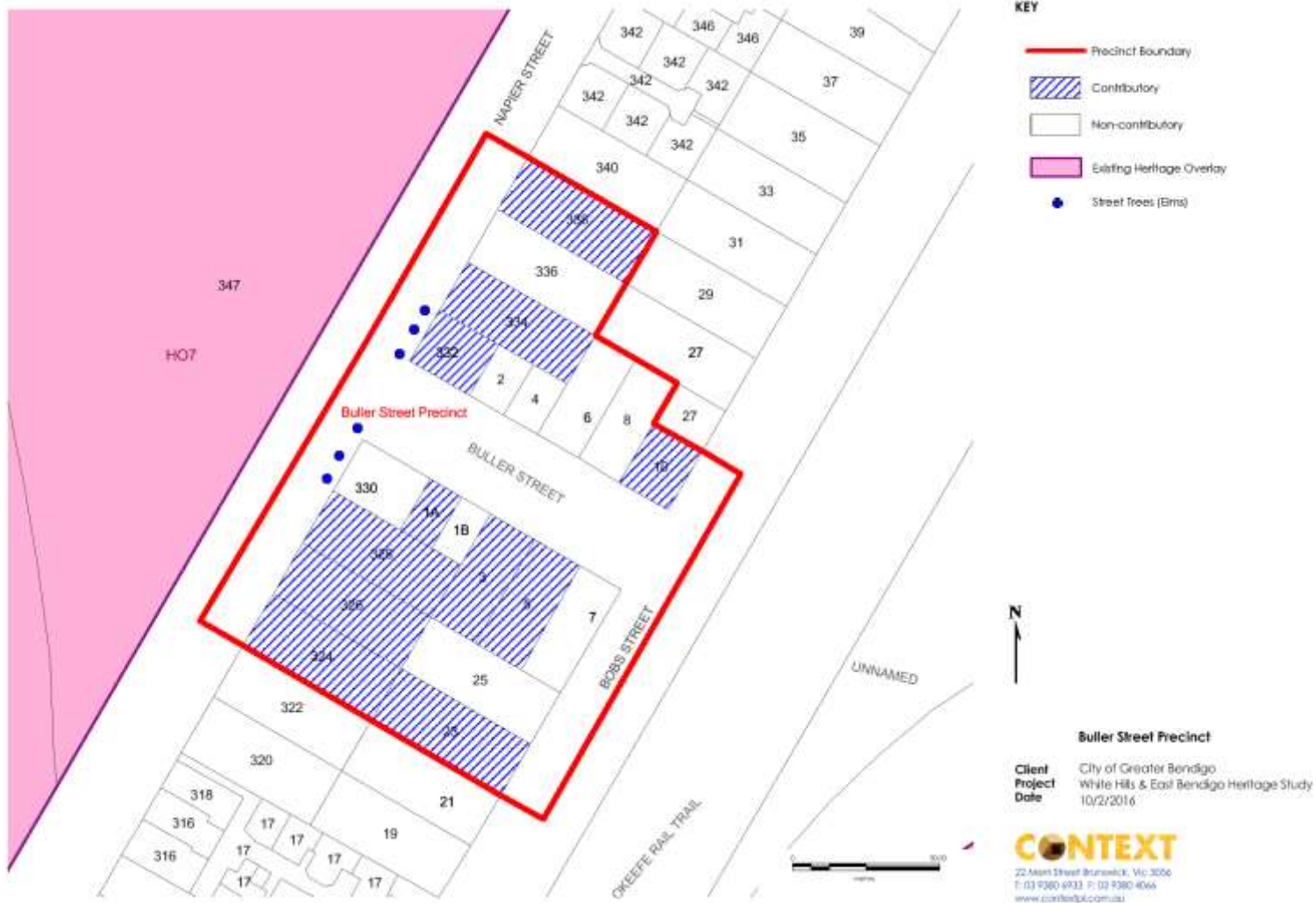
Why is it significant?

Buller Street is significant as a predominantly late nineteenth century development linking White Hills to Bendigo. It represents urban development as a result of agricultural and industrial development to the north of Bendigo. (Criterion A)

Located between Napier and Bobs Streets, Buller Street is significant for its wide gravel verges and terminating views to the railway workshops and to Lake Weeroona, the view framed by street trees at the corner of Napier Street.

The Buller Street precinct is significant for its demonstration of the highly decorative and sophisticated approach to Victorian architecture that has been characterised as the 'Bendigo Boom' style. This style, sometimes applied to basic timber or brick villas but derived from the work of migrant architects such as William Carl Vahland and later William Beebe, is significant for its way of lending a higher degree of sophistication to more modest dwellings, mainly through applied ornament. Architectural qualities are expressed in several properties including 324 Napier Street and 5 Buller Street, both houses displaying elaborate architectural detailing in the form of cast iron verandah friezes, small gablets over the front door, and cream and red brick chimneys. (Criterion E)

Contributory elements of the precinct include several other representative Victorian timber houses and a large timber Edwardian house as a prominent landmark at 332 Napier Street and the street trees that frame the entrance to Buller Street.



GLEESON STREET PRECINCT

Images



Captain Cook hotel 358 Napier Street, White Hills



360 Napier Street, White Hills



357 Napier Street, White Hills



6 Gleeson Street, White Hills

Description

Gleeson Street White Hills is located at the junction of Weeroona Avenue and Napier Street. Lake Weeroona and the reserve to the north of the lake are included in existing Heritage Overlays (HO213 and HO7). The Gleeson Street Precinct comprises a small grouping of properties situated to the east of Lake Weeroona, between Bobs and Napier Streets, White Hills in the Parish of Sandhurst. The precinct consists of houses on the north and south sides of Gleeson Street as well as those on the west side of Napier Street. The various buildings within the precinct are detached houses dating to the Victorian and Edwardian eras as well as some commercial properties.

The Gleeson Street precinct comprises the Captain Cook Hotel and residences at 358-360 Napier Street, a row of four similar Victorian era houses at 2-8 Gleeson Street and three houses on the west side of Napier Street including nos. 367, 363 and 365. The Edwardian style hotel anchors the precinct and is located at the point at which Weeroona Street merges into Napier Street. Although it has undergone a number of alterations and extensions it still retains the splayed corner and a roof form with small gables defining the entrances. The verandah appears to be a modern addition.

A shop at 362 Napier Street (now a veterinary clinic) indicates the small commercial precinct that this area once was. Gleeson Street comprises four similar weatherboard Victorian houses of similar design with hipped verandahs, identical setbacks, low fences and hedges bordering

the street. At the back of the Captain Cook Hotel is a Norfolk Island pine (*Araucaria heterophylla*).

Three houses on the west side of Napier Street are contributory to the area, including a fine masonry Inter-war residence at 365. This building has a pair of large palm trees as well as an original unpainted render surface.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 3.0 Connecting Greater Bendigo by transport and communications
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (Australian Dictionary of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancels and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish of Sandhurst it is situated in (State of Victoria Early Postal Cancels and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient, as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. However, a small number of miner's cottages remain today. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred around Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856 ('Plan of Portion A, Township of Sandhurst' 1856). The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856). The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2010:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long

Gully soon after (Hull 2010:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2).

The late-nineteenth century saw Sandhurst develop its unique architectural identity of an ornate Victorian colonial style, as well as its identity as a recreational centre, with the establishment of public reserves at White Hills, Rosalind Park and Lake Weeroona. Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O’Callaghan 1918:28). The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city’s total population had reduced to just over 36,000 (Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13).

By the 1890s small scale agricultural industries were enabled by the formation of an irrigation trust that provided a steady water supply (Victoria Parliament 1871). This meant that for the first time, Bendigo’s economy did not rely solely on the prosperity of gold mining. A reliable water supply also allowed residential areas independent of the creek to develop. In particular, tomato-growing flourished as Spanish families settled at White Hills, thereby making Bendigo one of the first places in Victoria to establish tomato sauce and canning factories (Lyng 1927:51).

Agricultural industries in Bendigo’s outer areas continued to thrive and resulted in White Hills hamlet finally connecting with the bustling city of Bendigo during the late-nineteenth to early-twentieth centuries. During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the ethnic and cultural diversity that so strongly influenced the region’s development, which continues today.

Precinct history

Gleeson Street Precinct is located at the junction of Weeroona Avenue and Napier Street and consists of houses on the north and south sides of Gleeson Street as well as on the west side of Napier Street. The various building types within the precinct are detached houses dating to the Victorian and Edwardian eras, some of which are commercial properties.

The precinct area is located in Section E of the original Parish Plan of Sandhurst (1854). Gleeson Street forms part of an area associated with mining activity during the late nineteenth century, being in close proximity to the Tyson Reef Co.’s south and east mines situated between White Hills Road and Napier Street (‘Mining Surveyors’ map of the District of Sandhurst’ 1871). Development was also stimulated by the need for job-related housing of the nearby industrial precinct at Tomlins Street, Railway Workshops, as well as the Bendigo Gas Works at Weeroona Avenue (HO294).

The second half of the nineteenth century was responsible for the formation of a Victorian architectural style in Bendigo, as wealth derived from profitable quartz and gold mining activity was spent on grand buildings and gardens designed by migrant architects, builders and craftsmen (City of Greater Bendigo 2015). Given the range of socio-economic classes at the time – from miners and speculators to mining magnates – levels of sophistication in housing from this period are equally varied. These range from ornate, grand residences to more basic timber villas in the distinctive ‘Bendigo Boom’ style, which was developed by migrant architects such as William Carl Vahland and later William Beebe (Lovell Chen 2013:122-123).

Despite being on the outskirts of Bendigo, the precinct was already densely populated by the turn of the century. Activity in the area centred on Napier Street, which runs directly through White Hills and is a continuation of McCrae Street to the south. Due to its centrality, Napier Street has been a hub around which commercial and residential growth has occurred since White Hills was mapped in 1854 (‘Hamlet of White Hills in the Parish of Sandhurst’ 1854). On

maps Napier Street is sometimes referred to as Epsom Road, White Hills Road, or the Midland Highway, as well as McCrae Street in some postal directories (Hull 2006:38 & 41).

This is also the case for Gleeson Street, which was listed under a range of names before it was given its current title after a long time occupant, Michael Gleeson (*Advocate* 28 August 1909:18). The street is identified in directories by this name in 1918 (S&Mc 1918). Michael Gleeson was an Irish migrant who first appeared in Municipal rate books in 1866 as a Miner's Right occupant at White Hills Road, inhabiting a dwelling valued at £8 (RB4395). Gleeson consistently features in rate books in this area throughout the late-nineteenth century, where his occupation is listed as a contractor in 1887 (RB6865) and then a hotelkeeper by 1898 (RB7545). Gleeson was licensee of the Suburban Hotel established c1880 on the corner of Napier Street and Weeroona Avenue, which had a rateable value of £48 by 1901 (*Argus* 29 September 1908:6; RB7839).

Now known as the Captain Cook Hotel, the hotel on the corner of Napier and Gleeson streets is a contributory place within the precinct that reflects its commercial past (S&Mc 1888). At the time of his death in 1909, Gleeson was remembered as a well-known community member and hotelier who executed public works contracts for Bendigo City Council and other government organisations across the State (*Advocate* 28 August 1909:18). Bendigo Regional Archive Centre holds in its collection a permit application for two identical six-roomed residences constructed at Gleeson Street during the Victorian era (permit no. 66: n.d.). These houses, built for one James Maranta, are likely to be those at 6 and 8 Gleeson Street and were constructed by hired labour. The application also names the Suburban Hotel, indicating a link between Maranta and the nearby establishment.

Early municipal rate books indicate that White Hills Road had a high amount of mining occupants who obtained leasehold of Crown land by Miner's Right, and Gleeson was just one of these (RBs). Miner's houses in this area ranged in value from £4 to £8 and dated mostly to the 1850s-70s, so were likely buildings of cheap construction that were subsequently replaced by more sophisticated houses. White Hills Road also contained a large number of commercial enterprises throughout the Victorian era, including public houses, stables, brickworks, sawmills and various general stores (RBs).

The domestic Bendigo Federation style of 1901-1918 is also evident within Gleeson Street Precinct, influenced by a combination of the two distinct styles of architects William Beebe and William Vahland (Lovell Chen 2013:123). This predominantly domestic style acknowledged the hot dry inland climate of Bendigo by enhancing garden views from the interior and creating deep, encircling verandahs (City of Greater Bendigo 2015).

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- ‘White Hills Municipality’, *Bendigo Advertiser*, 17 May 1856:2.

Comparative assessment

Between Nolan Street at the foot of Lake Weeroona and the start of White Hills are three small groupings of places that indicate late nineteenth and early twentieth century development. They provide a counterpoint to the ribbon development that follows the Midland Highway (Napier Street), and that is changing the nature of White Hills as a separate locality to Bendigo. These groupings include six houses and street trees near Weeroona Secondary College (called White Hills South in this Study), Gleeson Street and Buller Street. Gleeson Street, located at the convergence of Weeroona Avenue and Napier Street has the strongest focus with the Captain Cook Hotel (formerly the Suburban Hotel) as a key landmark on the way to White Hills. Buller Street, whilst only consisting of residential properties, provides a link between the Bendigo Railway Workshops and Napier Street. Of the three groupings, White Hills South seems the less intact and struggles to reach a local threshold for a precinct. Buller Street and Gleeson Street are important as landmarks on the way to White Hills and each contain approximately ten properties that contribute to the defining of a precinct.

Statement of significance

What is significant?

The Gleeson Street precinct comprising the Captain Cook Hotel, Norfolk Island pine tree, 358-360 Napier Street, a row of four similar Victorian era houses at 1 and 2-8 Gleeson Street and three houses on the west side of Napier Street including nos. 367, 363 and 365 and palm trees, is significant.

Contributory elements of the precinct include:

Gleeson Street

- 1 Gleeson Street
- 2 Gleeson Street
- 4 Gleeson Street
- 6 Gleeson Street
- 8 Gleeson Street

Napier Street

- 357 Napier Street
- Captain Cook Hotel Motel 358 Napier Street and Norfolk Island pine
- 360 Napier Street
- 362 Napier Street
- 363 Napier Street
- 365 Napier Street and palm trees

How is it significant?

The Gleeson Street precinct is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Gleeson Street is significant as a predominantly late nineteenth century development linking White Hills to Bendigo. It represents urban development as a result of agricultural and industrial development to the north of Bendigo. The hotel and shops are a tangible link with the development of commercial enterprises along the White Hills Road. The Gleeson Street precinct is significant for its association with hotelier, well-known community member and contractor; Michael Gleeson, licensee of the Suburban Hotel (later Captain Cook Hotel). (Criterion A)

The Captain Cook Hotel and the Norfolk Island pine (*Araucaria heterophylla*) are local landmarks on the way to White Hills. The Hotel's corner location with frontages to Napier and Gleeson Streets and characteristic Edwardian roof form make it a highly visible element in the landscape. The commercial focus of the precinct is supported by the Inter-war shop with post supported verandah and associated residence. The four similar late Victorian houses in Gleeson Street form a cohesive group as a result of their similar scale, form and detail, including hedges and low front fences. (Criterion E) The Inter-war residence at 365 Napier Street and its palm trees is an excellent representative house, with unpainted rough cast render finish. (Criterion D)



NORFOLK STREET PRECINCT

Images



19 Norfolk Street, North Bendigo



20 Norfolk Street, North Bendigo



21 Norfolk Street North Bendigo



Detail of frieze 21 Norfolk Street

Description

Norfolk Street extends between Prouses Road to the west and Bannister Street to the east. The topography of North Bendigo rises from the 'Bendigo valley' and culminates in a small commercial area at the top of the hill and at the corners of Bannister, Michelsen and Arnold Streets where there are several civic and commercial buildings that are within the Drought Street Precinct (HO4). The development of Norfolk Street and the houses that comprise the Norfolk Street precinct did not occur until early in the twentieth century, as a result of the mining activity at Hustler's Reef that crosses the area.

Not far from the North Bendigo local commercial centre, Norfolk Street retains a group of six late Victorian and Edwardian houses including nos. 17, 19, 20, 21, 25. A reminder of the area's earlier development is immediately adjacent to this group at 238 Arnold Street (proposed HO878), this place being recently assessed to be of individual significance as part of Amendment C201. A recently demolished house at 10 Norfolk Street was an early mid Victorian-era house.

The character of the Norfolk Street Precinct is of large allotments with well-designed houses set in large gardens. No. 19 is a fine example of a late Victorian house with a large palm tree forming a distinctive feature of the landscape. No. 21 also has a palm tree and a cast iron frieze to the verandah, which is notable for its bird motifs. No. 20 is a fine example of an Edwardian house with bay windows, return verandah and delicate timber frieze. All of the houses are

contributory to the precinct, and whilst they are typical of many in the Bendigo, the small group of houses is distinguished from its surroundings through the size of the allotments, the large setback of several of the houses, and the redevelopment of much of the remainder of the street.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (Australian Dictionary of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancells and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish it is situated in (State of Victoria Early Postal Cancells and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. However, a small number of miner's cottages remain today. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred around Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856 ('Plan of Portion A, Township of Sandhurst' 1856). The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856).

The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2006:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long Gully soon after (Hull 2006:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2). Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O'Callaghan 1918:28)

The late-nineteenth century saw Sandhurst begin to develop its unique architectural identity as well as its identity as a recreational centre, with the establishment of public reserves at White

Hills, Rosalind Park and Lake Weeroona. Wealth derived from profitable quartz and gold mining activity was spent on grand buildings and gardens designed by migrant architects, builders and craftsmen (City of Greater Bendigo 2015). Given the range of socio-economic classes at Bendigo – from miners and speculators to mining magnates – levels of sophistication in its housing were equally varied. These ranged from ornate, grand residences to more basic timber villas in distinct Victorian and Federation styles, which were influenced by migrant architects such as William Carl Vahland and later William Beebe (Lovell Chen 2013:122-123).

The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city's total population had reduced to just over 36,000 (Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13). During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the ethnic and cultural diversity that so strongly influenced the region's development, which continues today.

Precinct history

Norfolk Street is bounded by Prouses Road to the west and the intersection at Bannister Street to the east, consisting of houses on the south and north sides of Norfolk Street. These adjacent contributory properties occupy Crown allotments within Section K of the Parish of Sandhurst. The various house types within the precinct are comprised of detached houses dating to the Victorian and Edwardian eras.

Norfolk Street was not gazetted until 1906 but had been surveyed sometime between 1884 and 1903 (Hull 2006:42). The street first appeared in municipal rate books in the 1880s, at which time it was a residential area populated solely by a small number of owner-occupants. The properties of these individuals ranged in value from £7 to £13 and their occupations included miners, grocers, labourers and firemen, as well as widowed women (RB). Occupation of the street during the 1890s expanded considerably, as individuals of a comparable socio-economic status to the previous decade took up residence.

Municipal rate books also indicate links between Norfolk Street and local mining activities, with a high number of mining residents around the turn of the century (RB). This is consistent with Hustlers Hill reef gold mines being located to the north of the study area ('Mining Surveyors' map of the District of Sandhurst' 1871).

Residency at Norfolk Street remained relatively stable in the early decades of the twentieth century and the precinct streetscape was subject to Council's tree planting measures to improve and beautify the city (*Bendigo Advertiser* 9 August 1902:6). Land was still being sold at Norfolk Street in the early-1900s and directories dating post-WWI show two vacant lots within the street (*Bendigo Advertiser* 22 October 1902:3; S&Mc 1918). Despite this apparent decline, the street had several long time residents during the Victorian-Edwardian eras, including Eliza Purvis, widow, Elizabeth and William Roylance, miner, John Barkwith, miner, Herbert Donovan, collector at Bendigo Hospital, Thomas McCormack, brewer, Ann Norfolk, widow, Richard Harris, miner and Jason Hodge (RB; S&Mc; *Bendigo Advertiser* 29 June 1910:3).

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Comparative assessment

Bendigo, Golden Square and Eaglehawk contain a number of residential precincts that represent post-mining growth and expansion. These are characterised by late Victorian and Edwardian detached houses ranging from the modest timber dwellings of the 1870s onwards (with some isolated earlier examples) to large and elaborate Edwardian and Inter-war architect designed residences. Areas are also often characterised by the predominant building material, whether of timber for more modest dwellings, or brick for more elaborate examples. As alluvial and reef mining became uneconomic and was abandoned in various localities, land became available for subdivision and development, filling in the irregular spaces formed by mining activity between the creeks and reefs.

Precincts containing high concentrations of 'high style' architecture

These large precincts are noted for the buildings that characterise Bendigo's gold mining, and the commercial and industrial wealth that was generated from these activities.

Drought Street Precinct (HO4) has locally interesting streetscapes, individually significant commercial and residential buildings and groups of well-preserved housing. The terrain of the Drought Street precinct enhances views to structures and offers elevated sites. This precinct contains some of the study area's most prestigious houses, dominantly of the nineteenth and

early twentieth century era. Myers Street Precinct (HO9) including the streets, Bramble, McLaren and Mollison, provide a continuity of period and form of the housing and including a number of individually important house designs. Bendigo Civic Precinct (HO3) comprises fine nineteenth and early twentieth century residential streetscapes in Forest and Wattle Streets, north of Barnard Street. Good residential streetscapes concentrate around Honeysuckle, Rowan, Mackenzie, Violet and Old Violet Streets, the hilly terrain in areas to the north of the precinct creates added visual interest by an unexpected combination of house forms, street angles and siting caused by the rising ground.

Precincts containing high concentrations of representative buildings

These precincts provide consistent evidence of suburban development with commercial, residential and industrial buildings of a more modest scale and design. They are generally situated in the less elevated parts of the city. King Street Precinct (HO6) comprises examples of well-preserved examples of the mainly Edwardian and Victorian-era homes of tradespeople, shopkeepers and manufacturers of the nearby Bendigo commercial and manufacturing district. Hopper Street Bendigo (HO5) Baxter Street Bendigo (HO2) and Barnard Street Bendigo (HO1) are representative of Bendigo's inner suburbs of the gold-era (late nineteenth and early twentieth centuries), with dominantly timber construction and hillside topography providing the visually cohesive housing stock. Tomlins Street Precinct (HO14) represents a later phase of residential development in the city than is seen elsewhere, which may be related to the growth of service industries nearby, such as the Electricity Supply Company and railway workshops. Stevenson Street Precinct (HO13) contains some of the study area's most prestigious houses, dominantly of the nineteenth and early twentieth century era.

Bridge Street North (also assessed for this Study) is the only other identified precinct in Bendigo North where there is a high degree of integrity and where buildings are in a close spatial relationship with one another. It is much larger and contains a wider variety of building types than Norfolk Street.

Norfolk Street precinct

Within the context of Heritage Overlays throughout Bendigo, Norfolk Street is a small and isolated grouping. However, in the context of Bendigo North, this small group is notable for their degree of intactness and close spatial relationship to one another. Whilst there are individual isolated places of equivalent quality in Bendigo North, the locality generally has a lower integrity than in other inner suburban areas of Bendigo, in particular the precincts noted above. The Norfolk Street group therefore stands out as being a small grouping of houses of a particularly high integrity.

Statement of significance

What is significant?

The Norfolk Street precinct comprising houses at 17-19, 21 (house and palm tree), 25 and 20 Norfolk Street is significant.

Contributory elements of the precinct include:

- 17 Norfolk Street
- 19 Norfolk Street (house and palm tree)
- 20 Norfolk Street
- 21 Norfolk Street house and two palm trees
- 25 Norfolk Street

How is it significant?

The Norfolk Street precinct is of local historic and aesthetic significance to the City of Greater Bendigo

Why is it significant?

The Norfolk Street precinct represents part of the story of change as the gold boom subsided and the areas once occupied by mining became available for residential expansion as a result of the growth and diversification of other industries, and the consequent population increase. Linked to the declining fortunes of nearby Hustler's Reef, Norfolk Street, surveyed between 1884 and 1903 but not gazetted until 1906 nevertheless retained historic links with some owner occupiers at the turn of the century, noted as engaged in mining activities. (Criterion A)

The hilly terrain of the Bendigo North area provides some quite outstanding views across the city centre and outward to the edge of the city. Norfolk Street located near the top of one of these ridges and near to the local commercial centre of North Bendigo is notable for its landscape value, open views and the spaciousness of its allotments. The small group of timber late Victorian and Edwardian houses provide an unusually consistent group within Bendigo North. Whilst each house is different in style, the precinct is notable for the relatively high quality of the architecture at nos. 20 and 21, as well as two palm trees at no.21 and the one palm at no.19. The character of the precinct is defined by the generous allotments allowing the houses to have large gardens, and by their low fences. Within the North Bendigo locality, Norfolk Street forms an unusually consistent group of late nineteenth and early twentieth housing of high quality, complemented by the three palm trees. . (Criterion E)



KEY

- Precinct Boundary
- Contributory
- Non-contributory
- Amendment C201 HO
- Trees (private)



Norfolk Street Precinct

Client City of Greater Bendigo
Project White Hills & East Bendigo Heritage Study
Date 10/2/2016

CONTEXT
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WHITE HILLS & HAMLET PRECINCT

Images



Edwardian house 67 Raglan Street, White Hills



Church hall 60 Raglan Street, White Hills



509 Napier Street, White Hills



Raglan Street streetscape, White Hills

Description

White Hills was laid out as a separate residential suburb four kilometres north of the city centre of Bendigo. The streets and crescents of White Hills form a distinct town planning pattern that is still evident today in the streets and crescents. Located between Bendigo Creek and the industrial land to the east of Dundas Street, the elongated hamlet is enclosed by the curved streets of Cambridge and Napoleon Crescents.

White Hills retains a distinctiveness through the State heritage listed White Hills Cemetery (HO678) and the White Hills Botanic Garden (HO679) located to the west and east of the Hamlet. These important green spaces provide White Hills with its own identity separate from that of Bendigo. White Hills Botanic Gardens is a fine example of a nineteenth century public garden and still retains its fine landscape and gardenesque qualities with many beautiful trees. White Hills Cemetery is a State listed cemetery with (amongst other features) a fine Chinese section.

The boundaries of the precinct are taken from the original layout of White Hills Hamlet, and are Napoleon Crescent to the north and Cambridge Crescent to the south. The continuation of Bobs Street is the eastern boundary and Raglan Street the western. Whilst White Hills was once a completely separate urban area from Bendigo, infill development has made an almost continuous strip between the two urban areas.

The presence of the White Hills Botanic Garden influences the type of housing around the northern end of Raglan Street and Napoleon Crescent where some high quality residential

properties have been built. Tawarri house and garden at 68 Napoleon Crescent (HO685), built just before 1950 is an excellent example of a modernist house and garden. Raglan Street reflects a garden suburb approach to planning with wide nature strips and mixed exotic and native street plantings, and some high quality housing from a range of periods, including the 1960s and 70s. The somewhat slow and rather sporadic pace of development is reflected in the current mix of periods and styles represented. A few early Victorian houses such as at 8 Lyon Street remain alongside timber houses built in the latter decades of the nineteenth century, and some Inter-war houses. All periods of development are represented in White Hills, making its character a mix of Victorian, Edwardian, Inter-war and Post-war housing, complemented with commercial and public buildings from the same eras.

Napier Street forms the commercial and residential spine of White Hills and contains most of its public, institutional, religious and commercial buildings. Most of the late Victorian, Edwardian and Inter-war houses are located along this spine, along with the key public buildings such as St Luke's Anglican Church (HO683), Langley Hall (HO682) and White Hills Uniting Church at 506-508 Napier Street. There are several key late Victorian / Edwardian houses such as 545 Napier Street and Glen Cairn, at 473 Napier Street (HO681). Several fine Edwardian houses display similar unusual cast iron detail including 467 Napier Street, 517 Napier Street and 455 Napier Street.

To the west of Raglan Street, the White Hills suburban area was more extensively laid out with a second parallel street, as this side was more favourably located near a water source from the Bendigo Creek; however, development on the low lying land is light today, probably due to the propensity of the land to flooding. To the east of Dundas Street, disturbed industrial land is visible in the photograph of the area taken c.1918, and still exists today. The integrity of the precinct is less intact along Dundas Street with many late twentieth century non-contributory places. Some Victorian and Edwardian houses remain mostly around Plumridge Street and Cambridge Crescent. Apart from the landmark buildings noted above, other buildings are contributory to the precinct.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 3.0 Connecting Greater Bendigo by transport and communications
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life
- 9.0 Shaping Greater Bendigo's cultural and creative life

Locality history

White Hills is located to the south of the seven White Hills stretching between Epsom and east of Huntly, Bendigo. These seven hills were named during the Victorian gold rush of the mid-nineteenth century, when mineworkers discovered a deep stratum of white pipeclay while digging in the area (*Sydney Morning Herald* 2 April 1931:15). This suburb of Bendigo forms the northern-most border of the original Parish of Sandhurst and is a particularly distinct element of the mining settlement's initial plans.

The discovery of gold in Bendigo was first publicly announced in the *Argus* in 1851, bringing an influx of migrants to Victoria to make their fortunes (*Argus* 12 September 1851:7). Bendigo began to evolve as a township around a narrow creek valley and then moved to the gullies east,

west and north into White Hills and Epsom as gold mining boomed, marking the first phase of White Hills' development (Butler & Assoc. 1993 vol. 2:8).

European occupation of the White Hills during the early-1850s was transient as miners moved with news of gold discovery and as a result, very little built heritage remains from the period (Lovell Chen 2013:109). Alluvial gold along Bendigo Creek at White Hills was soon exhausted and by 1854 activity in the area transitioned from mining to permanent settlement. In the same year, District Surveyor Richard Larritt charted the 'Valley of Bendigo' and drew up plans for a "suburban retreat" at White Hills inspired by London's affluent West End, with curving crescents and a large botanical reserve (Butler & Assoc. 1993 vol. 2:11). A plan drawn up by Larritt clearly identifies White Hills within the municipality of Sandhurst as a characteristically distinct hamlet of the surrounding township ('Hamlet of White Hills in the Parish of Sandhurst' 1854).

The shape of the emerging town of Bendigo was predominantly determined by government survey, used to designate potential residential and agricultural areas according to local environmental conditions (Victoria Parliament 1856:41). Richard Larritt's plan detailed Bendigo Creek and the White Hills Hamlet, botanical gardens and cemetery as well as channels for sludge and storm water, which were not completed till the following year. The 1856 plan also shows a Bendigo to Echuca rail line that was not extended from Sandhurst until 1864 (Lovell Chen 2013:40).

Settlement in the northern hamlet declined along with dwindling gold mining activity during the late 1850s. Nonetheless, key public services and amenities were established in the hamlet at this time to cater to the needs of residents; including schools, churches, a police barracks, post office and mail service, cemetery and Registrar for Births and Deaths (*The Australian Handbook and Almanac and Shippers' and Importers' Directory for 1881* 1881:295). In 1857 a land reserve for the planned White Hills Botanic Gardens was gazetted making it one of Victoria's earliest regional botanic garden reserves, which is listed on the Victorian Heritage Register (VHR place details ID/H1915). Significant public works to solve drainage issues along Bendigo Creek were also carried out during this time.

Larritt had planned for the expected growth of White Hills but this did not occur as anticipated, with only 80 mining residents by 1879 (Butler & Assoc. 1993 vol. 2:33). Land that had been set aside for public institutions was no longer required and subsequently disposed of by the District Survey Office (Andrews & Assoc. 2007:22).

Despite this dramatic decline in residential growth, the 1870s saw the beginning of another key developmental phase for White Hills. It was during this time that parks and recreational spaces such as White Hills Botanical Gardens and Nolan Street Reserve (later known as Lake Weeroona) were developed (Andrews & Assoc. 2007:19-22). In Bendigo generally, this period saw the city transform as extensive tree planting was undertaken to cover landscape scars left by mining activity; so much so that in 1888 the Mayor of Bendigo, Jacob Isaac Cohn, declared that in tree planting, the city rivalled others of its size found anywhere else in the world (Butler & Assoc. 1993 vol. 2:43).

By the 1890s small-scale agricultural industries at White Hills were enabled by the formation of an irrigation trust that provided a steady water supply (Victoria Parliament 1871). This meant that for the first time, Bendigo's economy did not rely solely on the prosperity of gold mining. A reliable water supply also allowed residential areas independent of the creek to develop. In particular, tomato-growing flourished as Spanish families settled at White Hills, thereby making Bendigo one of the first places in Victoria to establish tomato sauce and canning factories (Lyng 1927:51).

The area's agricultural industries continued to thrive and finally connected the Hamlet with the bustling city of Bendigo during the late nineteenth to early-twentieth centuries. This more stable industry saw White Hills develop sufficiently to become a suburb of the regional city, as it is known today. During this period expensive buildings, parks and gardens were constructed

at White Hills that transformed the landscape from its mining past and defined its unique architectural and visual character.

Precinct history

The White Hills & Hamlet precinct is bounded in the north by the bend in Napier Street at Hall Street and by the most southerly property at 443 Napier Street. The precinct consists of houses located on the east and west sides of Napier Street, east side of Raglan Street and the west side of Dundas Street. The various house types within the precinct consist of detached houses dating to the Victorian and Edwardian eras.

White Hills' crescents and gardens generally follow Andrew Clarke's – then Surveyor-General of Victoria – 1854 design of St Vincent Place, South Melbourne, comprising two concentric rows of residential allotments circling two elliptical botanic reserves (Butler & Assoc. 1993 vol. 2:11; Reeves 2011). Richard Larritt's original scheme for the hamlet emulated this; designing a rectangular estate with curved ends, comprising two concentric rows of residential allotments around a single garden reserve.

The various streets and crescents of White Hills Hamlet were laid out in an 1854 parish plan and were all named for Crimean War heroes; i.e. Napoleon, Napier, Dundas, Bosquet, Hamelin, Plumridge, Cambridge and Lyons (Hull 2006). White Hills Road was named so due to its easy accessibility to the hamlet, but is now known as Bridge Street between Nolan and Bakewell streets and Weeroona Avenue between Bakewell and Napier streets (Hull 2006:53).

The Victorian and Federation architectural styles of this precinct – and in Bendigo generally – are a mix of architectural influences characterised by Bendigo's migrant history. The contributory houses within White Hills & Hamlet Precinct date to its primary developmental period during the late-nineteenth century, at the same time as its recreational and open spaces were progressed (Butler & Assoc. 1993 vol. 2:43-44). The sludge channel and storm water drainage that was designed as part of the planned suburb has been highly modified and it is difficult to determine its location.

This period was responsible for the formation of a distinct architectural style in Bendigo, as wealth derived from profitable quartz and gold mining activity was spent on grand buildings and gardens designed by migrant architects, builders and craftsmen (City of Greater Bendigo 2015). Given the range of socio-economic classes at the time – from miners and speculators to mining magnates – levels of sophistication in housing from this period are equally varied. These range from ornate, grand residences to more basic timber villas in distinct Victorian and Federation styles, which were influenced by migrant architects such as William Carl Vahland and later William Beebe (Lovell Chen 2013:122-123).

Vahland's firm employed popular styles and modified them by means such as over-scaling, and were responsible for the design of hundreds of public and private buildings in Bendigo and surrounding areas (Butcher 1998:95; *Bendigo Advertiser* 22 July 1915:2). Elements of the firm's designs of civic buildings were mimicked in domestic buildings and vice versa, making them pioneers of Bendigo's architectural signature.

A growth in building activity during the Victorian period was stimulated by the commodification of 'Vahland pattern house designs' by the Permanent Bendigo Land & Building Society – in which Vahland was a shareholder – that encouraged home ownership for the poor and working classes (*Bendigo Advertiser* 5 November 1867:3; City of Greater Bendigo 2015). These plans were a simplified version of Vahland's style, of which Victorian houses situated within the White Hills & Hamlet Precinct are likely to be examples. Of particular note is the contributory Victorian property at number 4 Plumridge Street, constructed for one C Phillips, the building permit for which is held in the Bendigo Regional Archive Centre collection (permit no. 138: n.d.).

Together with William Beebe, Vahland also had a hand in influencing other houses within the precinct, through a confluence of their two discrete styles in the emergent Bendigo Federation style of 1901-1918 (Lovell Chen 2013:123). This predominantly domestic style acknowledged

the hot dry inland climate of Bendigo by enhancing garden views from the interior and creating deep, encircling verandahs (City of Greater Bendigo 2015). Directories indicate that although much of White Hills' residential development was underway by the turn of the century, considerable residential and commercial growth is evident in the lead up to World War I, concentrated around Heinz, Napier and Raglan streets and also at White Hills Road (S&Mc 1904, 1914). The Edwardian-era house at number 473 Napier Street is an example of this link, having been constructed for potato merchant Albion Miller c1902, the building permit for which is held by the Bendigo Regional Archive Centre (permit no. 279:n.d.).

The Inter-war period saw White Hills' grow outwards to the west and south, predominantly at Hamelin, Napier, St Kilian's, Bobs and Plumridge streets. This was largely due to residential expansion away from the already built-up areas of White Hills Hamlet, as well as government initiatives to populate regional cities following the Great War. The Inter-war period saw other industries flourish to take the place of mining activity, such as tomato growing, textile production and also a munitions factory during WWII, which supported associated residential growth (Butler & Assoc. 1993 vol. 2:55-56).

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Comparative assessment

As a separate and distinct locality of the City of Greater Bendigo, White Hills Hamlet requires comparison with precincts that demonstrate a similar self contained identity. Eaglehawk and Golden Square provide good examples for comparative purposes.

Eaglehawk

Eaglehawk precinct (HO19)

The unusual road pattern and the manner in which the Eaglehawk Town Hall and Mechanics Institute sit within a Y- intersection and the slope of the land to the reserve give a strong expression of street pattern. The centre of Eaglehawk with its solid commercial structures, public buildings, range of houses and its street patterns faithfully reflects the intimate and energetic life of a mining township. A small precinct of Eaglehawk High Street Civic contains the most architecturally ambitious group of buildings in Eaglehawk and encapsulates the religious, social and educational themes of the community. It also includes those buildings which, by nature, differ visually from the rest of the precinct both in scale, materials and siting

Golden Square

Laurel Street (HO25)

Golden Square's historic identity springs from the first gold finds in the district at Golden Point and the subsequent development of a rich mining industry, along with some of the area's most important foundries. Although parts of the old hamlet have been altered beyond recognition, it still possesses a core of civic buildings which allow recognition of its former self-contained status. The housing stock is both expressive of the boom-era in mining and, in some cases, the aspirations of mine owners and their chosen architects. It is close or adjoins to significant mine sites such as the New Chum Railway and Eureka Extended Mines and possesses elm plantings from the Victorian era in Pantom and Maple Streets. Golden Square was one of the best known of the mining areas of nineteenth century Bendigo. While few remnants of the early alluvial phase of mining survive the present road patterns, street patterns and several buildings still include elements which suggest different phases in the history of Bendigo both before and after alluvial mining.

White Hills Hamlet

As a planned layout, White Hills Hamlet is a strong expression of town planning as is the centre of Eaglehawk. The Botanic Gardens at Eaglehawk also provides a point of comparison with White Hills, albeit a much smaller version. Eaglehawk has a strong urban form derived from its layout of commercial and civic buildings, whereas Golden Square, with a town centre stretching along the valley of the Bendigo Creek, provides a different and more 'organic' view of town planning. White Hills, Eaglehawk and Golden Square all contain community and civic buildings in groupings, demonstrating the separated identities of these localities from Bendigo city centre. Along with Eaglehawk, White Hills is a vivid demonstration of town planning. Both Golden Square and White Hills have been subject to substantial change in their commercial centres as a result of the Calder and Midland Highways (Napier Street) bisecting their urban centres. This has resulted in the Heritage Overlay for Golden Square High Street being quite limited in its extent. White Hills has a more defined extent for its commercial area and the precinct boundary reflects this.

Statement of significance

What is significant?

White Hills comprising the original street layout from Surveyor Richard Larritt's scheme for a Hamlet as laid out in 1856. The Hamlet area includes Raglan, Napier and Dundas Streets and Napoleon and Cambridge Crescents. The Hamlet includes residential, commercial and institutional buildings from the Victorian, Edwardian, Inter-war and Post-war periods of development. Significant elements of the precinct include:

Langley Hall, 484-488 Napier Street White Hills (HO682)

St Luke's Anglican Church, 492 Napier Street White Hills (HO683)

Tawarri House and Gardens 68 Napoleon Crescent (HO685)

Uniting Church and Hall, 506-508 Napier Street

467 Napier Street

Former White Hills Reading Room and Free Library, 532 Napier Street

545 Napier Street

A list of all the significant and contributory places is included in the Precinct Tables Appendix F.

How is it significant?

White Hills Hamlet is of local historic, aesthetics and social significance to the City of Greater Bendigo.

Why is it significant?

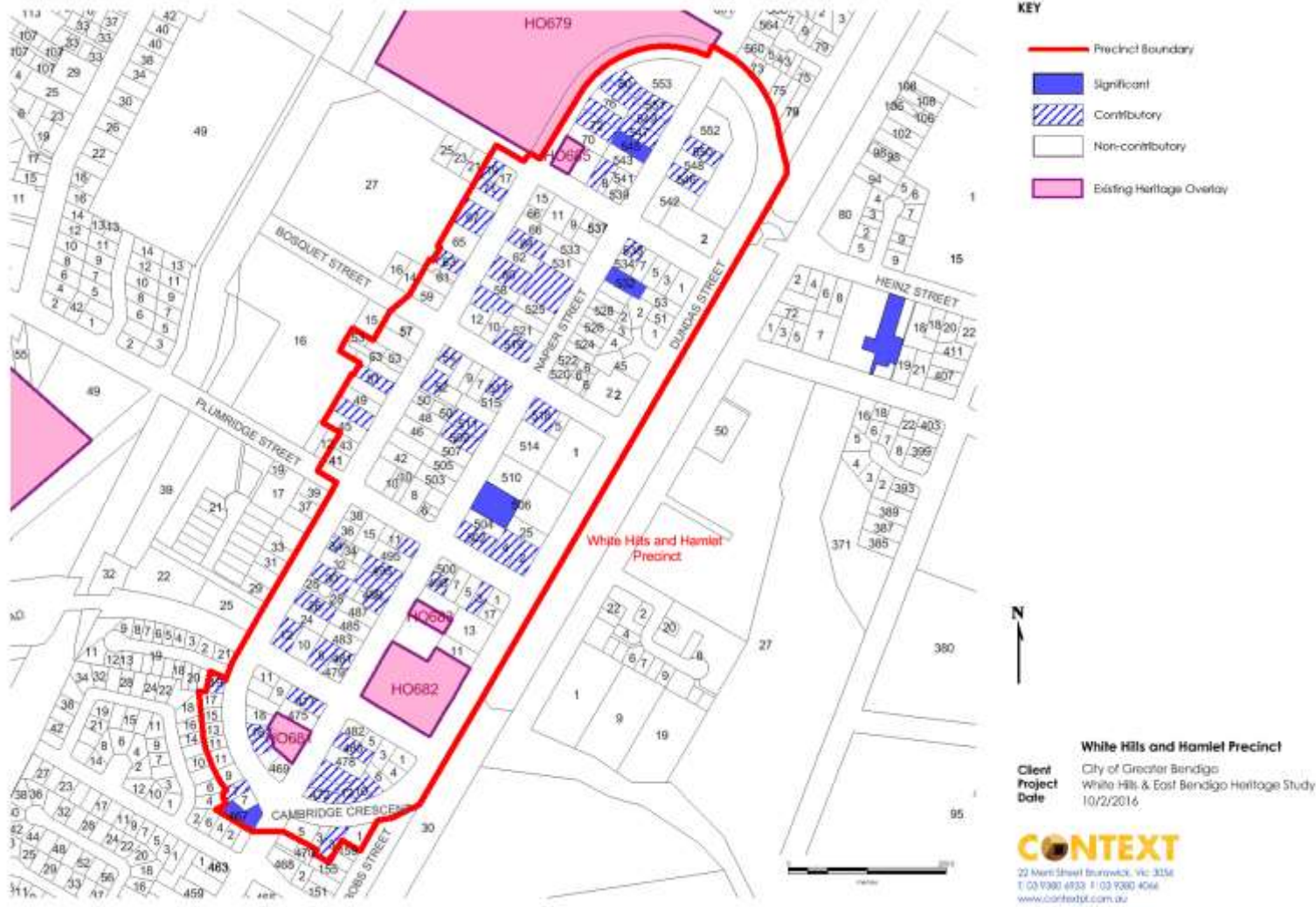
White Hills Hamlet is a distinctive suburb defined by the street layout as a 'suburban retreat' prepared as part of District Surveyor Richard Larritt's Valley of Bendigo town plan. White Hills Hamlet is significant as a suburb designed to attract settlement after the exhaustion of alluvial mining along the Bendigo Creek. The design is believed to be based on that of St Vincent Place South Melbourne. (Criterion A) White Hills Botanic Gardens (HO679), gazetted in 1857 is one of the earliest regional botanic garden reserves in Victoria.

Although slow to develop, White Hills Hamlet is significant as a distinct suburb of Bendigo, with residential, institutional and commercial buildings dating from the late 1870s. The suburb of White Hills is significant as a place where the distinctive Bendigo architecture of William Carl Vahland's pattern house designs were promoted by the Permanent Bendigo Land & Building Society in which Vahland was a shareholder. This made the 'Bendigo Boom' style architecture more widely accessible through the uses of a number of standard architecturally designed houses of which there are examples at 473, 455, 517 and 545 Napier Street White Hills. (Criterion A)

White Hills Hamlet still reflects its original planning in the current street layout set between the White Hills Botanic Gardens and Napoleon Crescent at its northern extent, and Cambridge Crescent at its southern extent. Within Napier Street are fine examples of late Victorian, Edwardian and Inter-war houses including nos. 455, 473, 467, 517 and 545, Langley Hall, St Luke's Anglican Church and White Hills Uniting Church. A butcher shop at 509 Napier Street is a representative shop of the Inter-war period. Napier Street between Lyons and Bosquet Streets retains the elements of a town centre, giving White Hills its character as a distinctive self-contained suburb. (Criterion E)

Raglan Street provides a fine illustration of the development of White Hills comprising late Victorian, Edwardian, Inter-war and Post-war residences, tree lined streets and wide grass verges. Hamelin and Lyon Streets contain each contain a more rare mid Victorian building that is associated with the early period of development (8 Lyons Street and 19 Plumridge Street).

19 Cambridge Crescent and Tawarri house and garden at 68 Napoleon Crescent both represent fine examples of Post-war development. Whilst there are a number of non-contributory buildings in Dundas Street, this street is part of the original layout of White Hills. (Criterion E)



BAXTER STREET PRECINCT EXTENSION

Images



21 Havelock Street, Bendigo North



22 Havelock Street, Bendigo North



34 Arnold Street, Bendigo North



50 Arnold Street, Bendigo North

Description

The existing Baxter Street Precinct (HO2) is located east of Tomlins Street, Bendigo, and consists of houses on the west and east sides of Hargreaves, McCrae, Hopetoun, Larritt, Havelock and Arnold streets. Located at the edge of the city, the Baxter Street Precinct comprises small allotments and tree lined streets with wide verges, including some that are unsealed (Havelock Street). The area is defined by the Bayne Street Reserve with the gardens of Lake Weeroona in the background, the diverging paths of Back Creek and Bendigo Creek, the paved banks of which conceal remnants of the early alluvial mining that took place along them. Chapel Street forms the boundary between the commercial areas of the city and the residential allotments of 'Irish Town'.

St. Kilian's and the complex of church buildings, once the first permanent buildings in the area, are the focus of this precinct. The mature elm street trees in streets such as Havelock, Hargreaves and Hopetoun are important features of the precinct. The St. Kilian's complex and surviving structures such as 37 Arnold Street and other small cottages dotted along Joseph Street, still evoke the character of old Irishtown where many Irish names are listed in Bendigo rate books of the 1860s-70s.

The development of the tramway to Lake Weeroona along McCrae Street, and the development of the Electricity Supply Co. of Victoria between the railway and Back Creek are marked by Tramway Avenue, where the area comprises a concentration of Edwardian era houses related to this period of development.

The various house types within the precinct area consist of detached houses and cottages dating from the Edwardian and Victorian eras, as well as a late-Victorian Church and a c1860s garden. Arnold Street and McCrae Streets had some commercial sites including the McCrae Street Hotel, the Baxter Street corner, Bridget Flood's grocery and J McMahon's Farriers' Arms Hotel. The Lake View Hotel at 204 McCrae Street is a reminder of this activity.

The north and south sides of Havelock Street and the east side of Arnold Street are proposed as an extension to this precinct given that there are a number of contributory properties in these streets with a the similarity in character and integrity to the street already within the existing precinct.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 3.0 Connecting Greater Bendigo by transport and communications
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
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- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life
- 9.0 Shaping Greater Bendigo's cultural and creative life

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (Australian Dictionary of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancels and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish of Sandhurst it is situated in (State of Victoria Early Postal Cancels and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient, as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. However, a small number of miner's cottages remain today. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred around Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856 ('Plan of Portion A, Township of Sandhurst' 1856). The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a

symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856). The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2010:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long Gully soon after (Hull 2010:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2).

The late-nineteenth century saw Sandhurst develop its unique architectural identity of an ornate Victorian colonial style, as well as its identity as a recreational centre, with the establishment of public reserves at White Hills and what is now known as Lake Weeroona. Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O'Callaghan 1918:28). The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city's total population had reduced to just over 36,000 (Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13).

The railway was an influential force in Bendigo's development and for the study area in particular, which thanks to railway sidings formed an industrial precinct away from the civic centre (HO710). Railway workshops were established at Bendigo in 1917 as a decentralising move by the Victorian Government, creating more jobs in the region and also related housing for workers (*Bendigonian* 22 November 1917:13). During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the ethnic and cultural diversity that so strongly influenced the region's development, which continues today.

Precinct history

As with Quarry Hill, this precinct was on the fringe of Bendigo's urban area during the mining boom era, most residential development appearing to follow the reef lines and the villages that served the important mining areas *en route* to Eaglehawk. White Hills did not sustain the gold production seen at Eaglehawk, California Gully or Ironbark. Instead of residential development, in the nineteenth century there was St. Kilian's Catholic Church and the evolving complex around it from 1852, when Backhaus is reputed to have pitched a tent on the site. There was also the Bendigo Creek, the early alluvial mining that took place along it, and the extensive public works which meant the paving of its banks. This forms one side of the precinct, the railway and Back Creek form the other. Caire's 1875 northern view from St. Paul's tower shows the old St. Kilian's Catholic Church and the denominational school rising above a largely unpopulated plane. In the distance was the, then, new pleasure ground of Lake Weeroona. Most land sales in the precinct span the period 1860-75, with pockets of 1850s sales next to St. Kilian's and bordering the McIvor Road.

Rev. Dr. Henry Backhaus purchased a number of lots in the area, particularly near St Kilian's. Backhaus was the first Catholic clergyman to arrive at the Bendigo goldfields in 1852, and erected Bendigo's first Roman Catholic Church at St Kilian's in 1857 after preaching in a canvas tent for several years (Butler & Assoc. 1993 vol. 2:29). Backhaus was an influential community member during his 30-year residence and his gravesite at St Kilian's, 181 McCrae Street, is notable within the precinct (*Advocate* 21 October 1882:16). The Church attracted Roman Catholic Irish migrants to the precinct area during the 1860s-70s, making it the centre of Irish life in Bendigo and integral to its residential character.

The railway's path, bordering the precinct was commenced when Cornish & Company's tender was accepted for the Melbourne to Echuca railway in 1858. It was completed by contractors,

Collier, Barry & Co., in 1864. Continuing this theme was the formation of the Sandhurst Rolling Stock Company in 1883. A new fixed rail mode commenced in the late 1880s with horse-drawn vehicles and in 1890 with battery-powered trams, the former being proposed to reach Lake Weeroona along McCrae Street. Then, in 1897, the Sandhurst Tramway Company sold electricity to the Electricity Supply Co. of Victoria. The latter company purchased the former's assets and large sites between the railway and Back Creek in 1900-1901, now owned by the S.E.C. and next to the Tram Depot. Tramway Avenue leads into the site via a right-of-way bordering a triangle of land purchased by the S.E.C.

Other non-residential sites in the precinct during the late 1880s included the Three Inns and Cambrian hotels in Arnold Street, but most of the non-residential sites were in McCrae Street, including the McCrae Street Hotel at the Baxter Street corner, Bridget Flood's grocery and J McMahan's Farriers' Arms Hotel (Wise 1888).

By the end of the Edwardian era, however, this area's character had been formed, with houses lining both sides of Baxter Street. James Delacour's bakery stood at the Hopetoun Street corner and Joseph Hadden, cab driver, at the McCrae Street end. Among the more important houses of this era are 66 Baxter Street, inhabited by Robert P Foster early this century, and 76 Hargreaves, Daniel McCall's house, but most houses are representative of the period (such as Constable Thomas Scholes' house, at 30 Baxter), combining to produce a cohesive expression of the city's development at that time.

Much like others in Bendigo, the origins of street names within the precinct have historic connections. Arnold Street was one of the first to be gazetted in 1861 and was named after Thomas Graham Arnold, a young police magistrate and camp warden on the goldfields (Hull 2006:12). McCrae Street is a continuation of the civic centre of Pall Mall, formed early in the 1860s and believed to be named after a Sandhurst surgeon or police magistrate of the same name (Hull 2006:38). Hopetoun Street was formerly known as Dowling, renamed post-1906 after the Governor of Victoria between 1889 and 1895 (Hull 2006:33). Havelock Street first appeared in rate books in 1864, titled in honour of a British soldier killed in the 1823 Indian Mutiny (Hull 2006:31).

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Comparative assessment

Bendigo, Golden Square and Eaglehawk contain a number of residential precincts that represent post-mining growth and expansion. These are characterised by late Victorian and Edwardian detached houses ranging from modest timber dwellings of the 1870s onwards (with some isolated earlier examples) to large and elaborate Edwardian and Inter-war architect designed residences. Areas are also often characterised by the predominant building material, whether of timber for more modest dwellings or brick for more elaborate examples. As alluvial and reef mining became uneconomic and was abandoned in various localities, land became available for subdivision and development, filling in the irregular spaces formed by mining activity between the creeks and the reefs.

Precincts containing high concentrations of representative buildings

These precincts provide consistent evidence of suburban development with commercial, residential and industrial buildings of a more modest scale and design. They are generally situated in the less elevated parts of the city. King Street Precinct (HO6) comprises examples of well-preserved examples of the mainly Edwardian and Victorian-era homes of tradespeople, shopkeepers and manufacturers of the nearby Bendigo commercial and manufacturing district. Hopper Street (HO5) Tomlins Street (HO14) and Barnard Street (HO1) are representative of Bendigo's inner suburbs of the gold-era (late nineteenth and early twentieth centuries), with dominantly timber construction providing a visually cohesive housing stock. Tomlins Street Precinct (HO14) represents a later phase of residential development in the city than is seen elsewhere, which is related to the growth of service industries nearby, such as the Electricity Supply Company and railway workshops.

The hilly topography contributes to the visual aesthetic of these areas.

Bridge Street North and Norfolk Street (also assessed for this Study) are the only other identified precincts to the north of Bendigo where there is a relatively cohesive group of residential properties and where buildings are in a close spatial relationship with one another.

Statement of significance

Existing assessment

The existing statement of significance for the Baxter Street Precinct (HO2) includes the following:

St. Kilian's sets the character of this precinct together with the Bendigo and Spring Creeks, and mature street trees in streets such as Havelock, Hargreaves and Hopetoun. The St. Kilian's complex and surviving structures such as 37 Arnold, (the now demolished) 94 Baxter Street and small cottages dotted along Joseph Street, still evoke the spirit of old Irishtown where many Irish names are listed in Bendigo rate books of the 1860s-70s. There is also a large Edwardian-era content in the southern parts of the precinct which may parallel the development of the trammways and electricity works on the fringe of the precinct.

Revised assessment*What is significant?*

The Baxter Street precinct comprising the area bounded by Chapel Street, McIvor Road, Back Creek, Bayne Street and Bendigo Creek (Joseph Street), containing the area colloquially known as 'Irish town' is significant. Within the precinct are part of Arnold, Hargreaves and McCrae Streets, as well as Havelock, Holt, Hopeton and Larritt Streets

Significant elements within the precinct include:

- St Kilian's Catholic Church 173 McCrae Street (HO179)
- St Kilian's Hall 173 McCrae Street (HO183)
- St Kilian's Ladies Hall 181 McCrae Street (HO184)
- 168 McCrae Street (HO180)
- Catholic Presbytery 174 McCrae Street (HO181)
- Marist Bros. Hall 118 Hargreaves Street (HO145)
- 56 Chapel Street (HO106)

Contributory elements in the extension to HO2 include:

- 34 Arnold Street
- 38 Arnold Street
- 44 Arnold Street
- 46 Arnold Street
- 48 Arnold Street
- 50 Arnold Street
- 14 Havelock Street
- 21 Havelock Street
- 22 Havelock Street
- 24 Havelock Street
- 28 Havelock Street
- 30 Havelock Street
- 31 Havelock Street
- 32 Havelock Street
- Havelock Street trees (elms)

How is it significant?

The Baxter Street precinct is of local historic and aesthetic significance. St Kilian's Church complex has historic associations with the prominent Roman Catholic clergyman Dr Henry Backhaus.

Why is it significant?

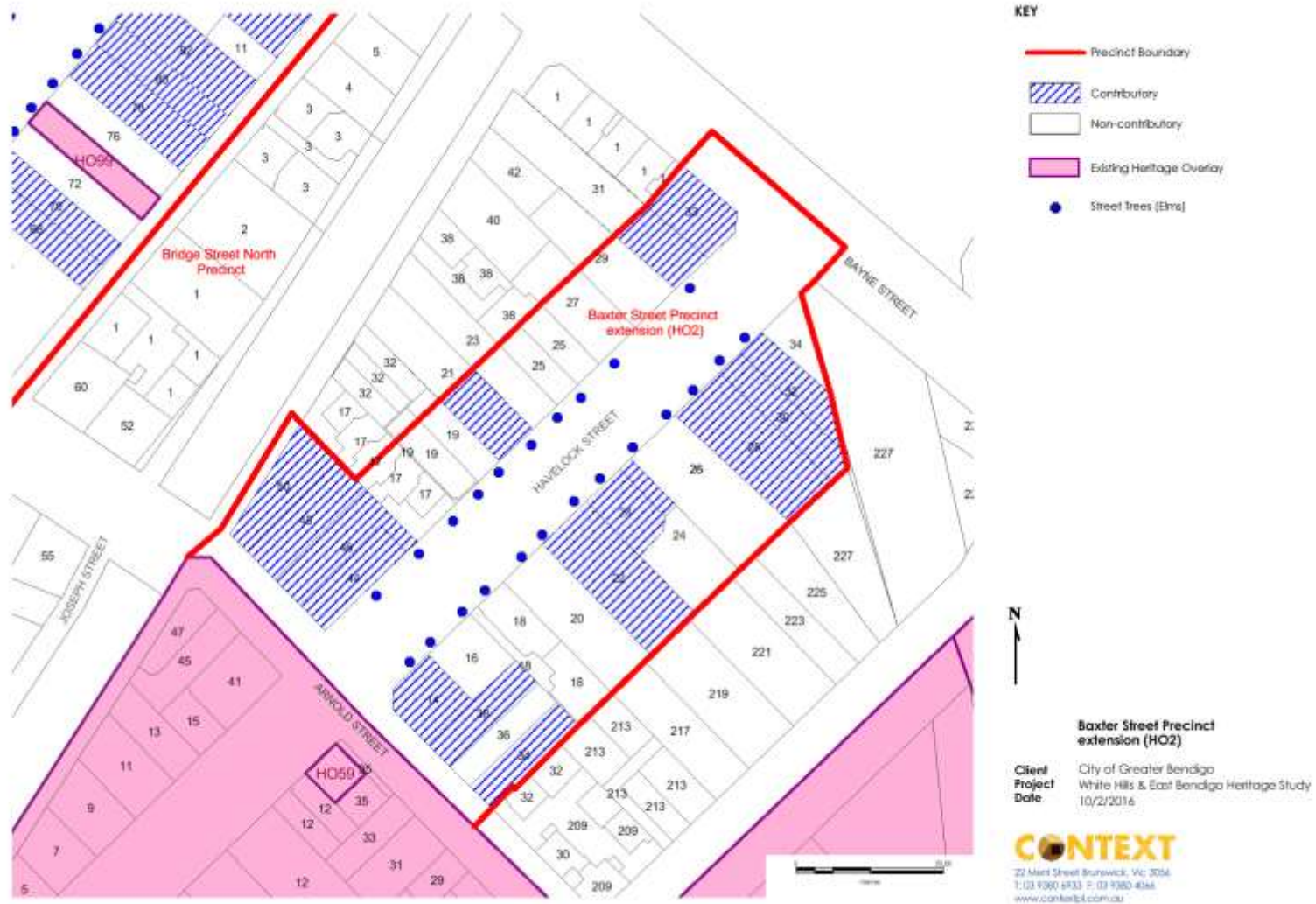
The Baxter Street Precinct provides a snapshot of the early residential development of Bendigo. Located just outside the city centre and focussed around the St Kilian's Church complex in McCrae Street, the church was established in 1857 by important Roman Catholic clergyman Rev Dr Henry Backhaus. The current buildings represent the church's redevelopment in 1888 by Backhaus and architect W C Vahland. The association is strengthened by the rather rare Australian practice of a gravesite at a church with Backhaus' grave being adjacent. (Criterion H)

The area is an important reminder of Irish immigration to Bendigo in the 1850s, many of whom settled around St Kilian's Church and are documented in early rate books as living in the surrounding streets. The precinct is also associated with alluvial gold mining carried out along the Back Creek and Bendigo Creek from the early 1850s. Later associations with the Sandhurst Tramway Company from 1897 and their association with the Electricity Supply Co. of Victoria are remembered in the naming of Tramways Avenue and a small triangle of land and curved roadway leading to the tram depot. (Criterion A)

Land sales in the area, largely conducted throughout 1860s-1875, resulted in a number of allotments being developed with examples of Victorian style houses; it was by the end of the Edwardian era, however, that this area's character had been formed, with houses lining both sides of Baxter Street. The area is significant for its retention of a large proportion of Victorian and Edwardian era houses and several commercial premises also dating from these eras. Later Inter-war houses also form contributory elements that are compatible with the scale and form of the older dwellings. The area is characterised by small single storey houses with hip and gable roofs, consistent setbacks, construction materials of both weatherboard and brick, front gardens and low fences.

The mature elm trees on streets including Havelock, Hargreaves, Hopetoun, Baxter and Tramways Streets are important contributory elements. Gravel verges, where they occur in Havelock Street, provide more informal and older aesthetics to the public realm.

James Delacour's bakery stood at the Hopetoun Street corner and Joseph Hadden, cab driver, at the McCrae Street end. Among the more important houses of this era are 66 Baxter Street, inhabited by Robert P Foster early last century, and 76 Hargreaves, Daniel McCall's house, but most houses are representative of the period (such as Constable Thomas Scholes' house at 30 Baxter), combining to produce a cohesive expression of the city's development at that time.



TOMLINS STREET PRECINCT EXTENSION

Images



247 Napier Street, Bendigo

Description

The Tomlins Street Precinct is bounded by McCrae, Nolan and the railway line, together with an area north of Nolan Street taking in Cawardine and Wilkie Streets. There are a number of new developments in Wortha Street that do not contribute to the area. The area is defined by the railway line that branches to Inglewood (now disused) and to Echuca, together with spur lines to the former Sandhurst cattle market and to Heathcote. The railway lines slice through the middle of the area at Nolan Street. The area has industrial development bordering it to the immediate south east with large sheds accommodating railway workshop activities, Tomlins, Simmie & Co. Flour Mill, (later Tomlins Flour Mill), along with other industries. Earlier residences at 8-14 Wilkie Street are excellent examples of Edwardian architecture.

The houses in Tomlins, Wilkie and Cawardine Streets are a mixture of Edwardian, Inter-war and Post-war buildings, with the dominant view along Tomlins Street being that of the Flour Mill. On Napier Street, contributory houses are Edwardian in character with an incomplete avenue of elms on both sides of the street. Immediately to the north of Napier Street (the extension of McCrae Street) was a large area of recreation reserve bisected by Back Creek and now accommodating the Bendigo Tennis Centre. The precinct is characterised by residential development that peaked between 1920 and 1938 corresponding with the development of industries. Many of the remaining residential buildings are associated with this time.

It is proposed to add to this precinct a row of houses between Bayne Street and Nolan Street on the west side of Napier Street, as they are stylistically similar to those elsewhere and form a natural extension of this area up to the boundary with Nolan Street and Lake Weeroona.

History

City of Greater Bendigo framework of historic themes

This Precinct is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 3.0 Connecting Greater Bendigo by transport and communications
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

Locality history

Lieutenant Colonel Sir Thomas Livingstone Mitchell, surveyor and explorer of south-eastern Australia, first passed through the area now known as Bendigo in 1836 (*Australian Dictionary*

of Biography 1967). Squatters arrived to establish expansive sheep runs shortly after his discovery, but it was not until gold was found at Bendigo Creek in the 1850s that the area's true potential was realised (Ham 1847). The finding of gold at Bendigo Creek was first publicly announced in the *Argus* in 1851 and brought an influx of migrants to Victoria looking to make their fortunes (*Argus* 12 September 1851:7).

Originally known only as the 'Junction at Bendigo Creek and Golden Gully', the first official government institutions to be established at the mining settlement were a Court of Petty Sessions and Post Office, followed by the appointment of a Resident Police Magistrate, all in 1852 (State of Victoria Early Postal Cancells and History Illustrated 2010). Two years on, the settlement was renamed 'Sandhurst' after the Parish of Sandhurst it is situated in (State of Victoria Early Postal Cancells and History Illustrated 2010). By June 1852 Sandhurst was the highest producing goldfield in Australia with a population of over 40,000 people, in contrast with Melbourne's pre-gold rush population of around 23,000 (Australian Bureau of Statistics).

Sandhurst began to evolve as a township around a narrow creek valley and then moved to the gullies east, west and north into White Hills and Epsom as gold mining boomed, marking the first phase of Bendigo's development (Butler & Assoc. 1993 vol. 2:8). European occupation during the gold rush was largely transient as prospectors moved with news of gold discovery, and so very little built heritage exists from this period. The gold industry stimulated the economy sufficiently for permanent commercial and public buildings to be established, and Sandhurst quickly became known as a thriving regional centre of the Colony (Butler & Assoc. 1993 vol. 2:3).

Sandhurst's original layout brought order to the sporadic former mining settlement. The City's civic, commercial and business activity was centred on Pall Mall and Bridge, View, McCrae and Hargreaves streets, which were among the first in the Parish of Sandhurst to be mapped in 1856. The District Surveyor formally arranged Sandhurst's central business district as a standard colonial grid system to create a symmetrical, balanced townscape, around which suburban lots were gradually developed throughout the nineteenth and twentieth centuries ('Plan of Portion A, Township of Sandhurst' 1856). The first land sales at Sandhurst were held in 1854 and the town was declared a municipality the following year; its first rate assessment in 1856 found 1,532 properties with a rateable value of £99,021 (Hull 2006:5). In 1862 the municipality was extended to include a section of Back Creek and Quarry Hill, as well as Ironbark and Long Gully soon after (Hull 2006:6). In the same year Eaglehawk was also declared a separate municipality (*Bendigo Advertiser* 20 September 1862:2).

The late-nineteenth century saw Sandhurst develop its unique architectural identity of an ornate Victorian colonial style, as well as its identity as a recreational centre, with the establishment of public reserves at White Hills, Rosalind Park and what is now known as Lake Weeroona. Sandhurst was declared a City in 1871 and renamed Bendigo by popular demand in 1891 (O'Callaghan 1918:28). The late-1800s to early-1900s was a period of great change for Bendigo as the gold boom subsided; by 1911 the city's total population had reduced to just over 36,000 (Australian Bureau of Statistics). Those who stayed on after the gold rush turned to other industries such as processing raw materials, manufacturing, agricultural and horticultural production and retailing (Lovell Chen 2013:74-94). Commerce was supported by the Melbourne to Bendigo railway, which had been constructed between 1852 and 1862, providing easy access to and from the regional city (*Bendigonian* 22 November 1917:13).

The railway was an influential force in Bendigo's development and for the study area in particular, which because of its railway sidings, formed an industrial precinct away from the civic centre. Railway workshops were established at Bendigo in 1917 as a decentralising move by the Victorian Government, creating more jobs in the region and also related housing for workers (*Bendigonian* 22 November 1917:13). During the Inter-war period Bendigo consolidated its place as a regional manufacturing and service centre, stabilising the population, which then grew steadily from the post war era (Australian Bureau of Statistics). The townscape of modern Bendigo reflects its gold mining and industrial history, as well as the

ethnic and cultural diversity that so strongly influenced the region's development and continues today.

Precinct history

The Tomlins Street Precinct is situated between Bendigo's civic centre to the southwest, as a continuation of McCrae Street, and the Hamlet of White Hills to the northeast, which had been mapped as early as 1854 ('Hamlet of White Hills in the Parish of Sandhurst' 1854). The study area was formed as related housing of a nearby industrial sector that began to develop after the decline of mining production in the early-twentieth century. Locality industries were comprised mostly of manufacturing workshops and facilities for the processing of primary and secondary resources. For example, the adjacent Charleston and Tramways roads included Tomlins Simmie and Co. flourmill (HO107), municipal abattoir and cattle yard, timber and iron merchants, various workshops and a City Council tar depot among their 1920 occupants (S&Mc 1920). This area was made easily accessible by railway sidings and presumably would have been more affordable and had higher land availability than the traditional commercial zone in the centre of town.

The 1888 postal directory does not list Nolan, Carwardine, Tomlins or Wilkie streets within Sandhurst, but does include McCrae, Napier and Hargreaves streets, which formed part of the township's centre mapped in 1854 (Wise 1888). As with many other streets in Bendigo, Wilkie, Tomlins, McCrae and Carwardine were named after locals who influenced the township's development. Walter Henry Carwardine established Bendigo Soap & Soda Crystal Manufactory on Charleston Road in 1866, while William Henry Wilkie was a Councillor at Bendigo between 1905 and 1928 as well as a two time Mayor (Hull 2006:20&53). McCrae Street is thought to be the namesake of either a local surgeon or Police Magistrate, both of whom shared the surname (Hull 2006:38). Tomlins was originally called Mill Street because it led to Tomlins Flour Mill, but was renamed after its proprietor Jesse Tomlins who co-established the Tomlins, Simmie & Co. Flour Mill at Charleston Road in 1912 (Hull 2006:51).

"At the Nolan Street railway crossing there is a signal box, marking the corner of long-term largely vacant land just outside the track reserve, but shown thinly sprinkled with buildings on an early Parish Plan. This is also the point where the Inglewood railway branched off the Echuca line in 1876. Just a block to the south was the Sandhurst Cattle Market and, further to the east, the Powder Magazine. A spur line connected the market with the Echuca line and, to the north; another line branched to Heathcote (1888)." (Butler & Assoc., 1993)

A significant period of development for this area began in the early-twentieth century as non-gold industries consolidated and Railway Workshops established at Bendigo in 1917 increased job opportunities (*Argus* 6 January 1927:16; *Bendigonian* 22 November 1917:13). Industrial activity also generated related housing groups and social centres within the precinct area, including several hotels and sporting clubs that utilised Lake Weeroona reserve. In 1920 Carwardine, Nolan and Wilkie streets were made up almost entirely of private residences, while Charleston, Hargreaves and McCrae streets had some private residences but were predominantly commercial and industrial in character (S&Mc 1920).

It is apparent that the number of private residences expanded considerably during the Inter-war period, especially at Carwardine and Nolan streets (S&Mc 1920, 1938). The number of occupants at McCrae and Hargreaves streets likewise expanded during this time, almost doubling their already considerable numbers between 1920 and 1938 (S&Mc). This was largely due to residential expansion away from already built-up areas surrounding Bendigo's civic centre, as well as government initiatives to populate regional cities following the Great War. The Inter-war period saw other industries flourish to take the place of mining activity, such as tomato growing, textile production and also a munitions factory during WWII, which supported associated residential growth (Butler & Assoc. 1993 vol. 2:55-56).

Householder names within the precinct changed frequently, although at Wilkie Street a number of residents remained for a decade or more during the Inter-war period. These were Thomas

Foley, carter, Charles Wilkinson, farmer, Miss Mary Carroll, dressmaker and David Hutchison, carpenter.

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Comparative assessment

Bendigo, Golden Square and Eaglehawk contain a number of residential precincts that represent post-mining growth and expansion. These are characterised by late Victorian and Edwardian detached houses ranging from the modest timber dwellings of the 1870s onwards (with some isolated earlier examples) to large and elaborate Edwardian and Inter-war architect designed residences. Areas are also often characterised by the predominant building material, whether of timber for more modest dwellings or brick for more elaborate examples. As alluvial and reef mining became uneconomic and was abandoned in various localities, land became available for subdivision and development, filling in the irregular spaces formed by mining activity between the creeks and reefs.

Precincts containing high concentrations of representative buildings

These precincts provide consistent evidence of the more modest suburban development with commercial, residential and industrial buildings of a more modest scale and design. They are generally situated in the less elevated parts of the city. King Street precinct (HO6) comprises examples of well-preserved examples of the mainly Edwardian and Victorian-era homes of tradespeople, shopkeepers and manufacturers of the nearby Bendigo commercial and manufacturing district. Hopper Street (HO5) Baxter Street (HO2) and Barnard Street (HO1) are representative of Bendigo's inner suburbs of the gold-era (late nineteenth and early twentieth centuries), with dominantly timber construction providing a visually cohesive housing stock.

The hilly topography contributes to the visual aesthetic of these areas.

Bridge Street North and Norfolk Street (also assessed for this Study) are the only other identified precincts to the north of Bendigo where there is a relatively cohesive group of residential properties and where buildings are in a close spatial relationship with one another.

Tomlins Street Precinct (HO14) represents a later phase of residential development in the city than is seen elsewhere, which is largely related to the growth of industries nearby, such as the Electricity Supply Company and railway workshops.

Statement of significance

Existing assessment

The existing statement of significance for the Tomlins Street Precinct (HO14) includes the following:

Overall, the group represents well a later phase of residential development in the city than is seen elsewhere, which may be related to the growth of service industries nearby, such as the Electricity Supply Company and railway workshops.

Revised assessment

What is significant?

The Tomlins Street Precinct bounded by Napier Street, Back Creek, the Murray Valley Railway Line, Nolan Street and a railway spur to the former cattle market in Charleston Road, is significant. The precinct comprises housing largely developed around railway workshops and industrial activity between 1920 and 1938, but also incorporating some earlier Edwardian residential development along Napier Street.

Individually significant places include those recommended for individual HOs as a result of Amendment C201.

- 249 Napier Street (proposed HO869)
- 251-253 Napier Street (proposed HO870)

Contributory places include:

- 233 Napier Street
- 239 Napier Street
- 241 Napier Street
- 247 Napier Street

How is it significant?

The Tomlins Street precinct is of local historic, aesthetic and social significance to the City of Greater Bendigo.

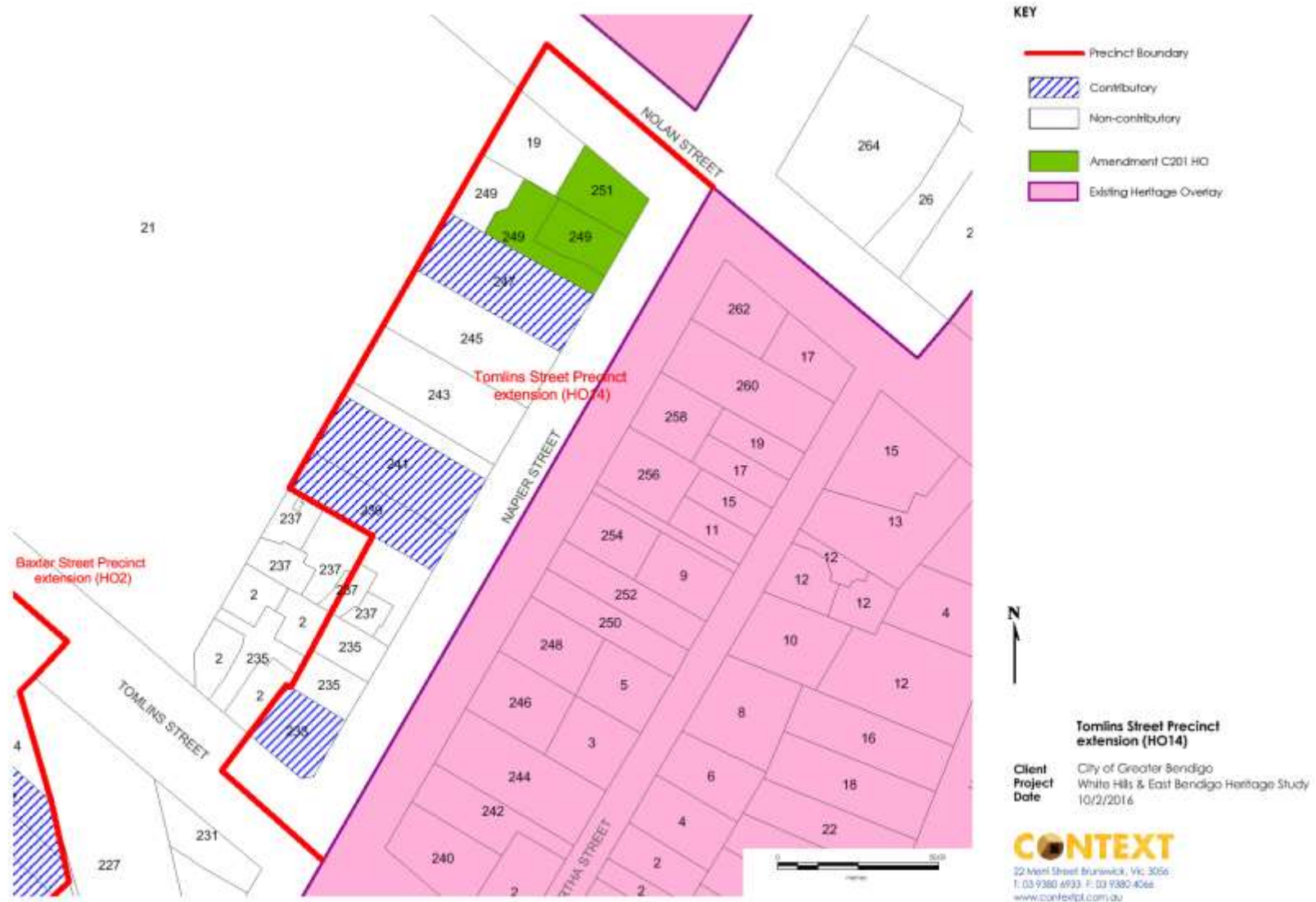
Why is it significant?

The Tomlins Street precinct provides a tangible link between housing development and the growth of industry in the early years of the twentieth century. The area is noted for its representation of workers' housing as a result of the expansion of the establishment and subsequent development of Tomlins Simmie & Co. flourmill, the railway workshops as well as the nearby former cattle market. The development of the railway branches to Inglewood (1876) and Heathcote (1888) and the spur line to the former Sandhurst cattle market define the spatial area of the precinct and the irregular land parcels left over from these activities.

(Criterion A)

The development of the area for residential activity is significant for its association with a parallel development in industries between 1920 and 1938. The area retains housing related to the key periods of development including Carwardine, Nolan and Wilkie Streets which in 1920 comprised Edwardian and Inter-war housing, while Charleston, Hargreaves and McCrae streets combined private residences and predominantly commercial and industrial activities. Tomlins Street is significant for its visual focus on the former Tomlins, Simmie & Co. Flour Mill at Charleston Road. The area is significant as an example of worker housing, particularly of the Inter-war period. Napier and Wilkie Streets retain some fine examples of Edwardian residences. (Criterion E)

The precinct is significant for its establishment and continuation of housing and social groups, including several hotels and sporting clubs that utilised the facilities of Lake Weeroona reserve. (Criterion G)



8 BAKEWELL STREET, BENDIGO NORTH

Images



8 Bakewell Street Bendigo North, front verandah



8 Bakewell Street, Bendigo North

Description

8 Bakewell Street North Bendigo is situated in an area characterised by nineteenth and early twentieth century housing. The allotments and houses are small and there is wider use of timber construction rather than brickwork. The house is composed of three gabled roofs one behind the other in characteristic miner's cottage form. The middle gable is built of red brick and there are two large chimneys associated with this section. It appears to be the earliest part of the house whilst a timber framed and weatherboard clad section with verandah has been added to the front. It is unclear from the street what the approximate age of the rear gable is, and what it is constructed from. The front elevation has a typical symmetrical layout with central door and a pair of sash windows. An additional brick chimney has also been constructed and is aligned with this part of the structure. A carport and fence have been constructed in recent years; however these are sympathetic to its historic character. The verandah is also of recent construction and comprises a timber deck with timber posts.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 6.0 Building towns, cities and the Greater Bendigo area

Place history

The miner's cottage at 8 Bakewell Street, North Bendigo is located on the east side of Bakewell Street on Crown allotment 335, Section E in the Parish of Sandhurst (CA335/E). The property first appeared in municipal rate books in 1868 as Crown land containing a house, the rates for which were paid by one Mary Ann Biggs (nee Gorman) (RB3536). Mining license records show that Mary Ann's husband, Joseph Biggs, was a miner by occupation on the Bendigo goldfields (VPRS14977). CA335/E remained Crown land up until 1875, so was likely to have been originally obtained by means of Miner's Right, a goldfields' licensing system that allowed miners to lease and occupy a quarter-acre of public land for residential purposes.

Joseph and Mary Ann Biggs migrated from Adelaide to Sandhurst in the early-1850s in the midst of Bendigo's gold rush. Records show that the pair married in Adelaide in 1852, but

were living at Sandhurst by the time of their second child's birth in 1855 (BDM5/28). Joseph Biggs died in 1867 and by 1871 Mary is described in rate books as a widow (RB3703).

Bakewell Street was heavily populated by miners in the 1860s at houses ranging in value from £6 to £18 (RB). In 1868 the Biggs' house was valued at £12, an amount consistent with the socio-economic status of their mining neighbours. This area was also in close proximity to several major mines, including those operated by South Tyson Reef Co. at McCrae Street and Reserve Quartz Mining Co. at Bridge Street ('Mining Surveyors' map of the District of Sandhurst' 1871).

In 1875 Mary Ann Biggs secured freehold title of the property and transferred ownership to daughter Susannah Margaret McMahan later that same year (Certificate of Title). According to postal directories, Bakewell Street had only two commercial occupants in 1888, one a dressmaker and the other a tailor (Wise 1888). This is indicative of the residential area's economic decline along with that of local mining industries.

Janet Agnes Wilkinson acquired CA335/E as well as the surrounding allotments at 225, 361A, 370 and 371 of Section E in 1921 (Certificate of Title). A subdivision of these five allotments took place in the late-1930s to early-1940s, with number 8 Bakewell Street altering its boundaries again to consist of parts of allotments 335 and 370 (Certificate of Title).

References

Births, Deaths & Marriages.

Certificates of Title.

City of Bendigo Municipal rate books (RB).

'Mining Surveyors' map of the District of Sandhurst' (1871), Victoria Department of Mines 1871.

'Plan of Portion A, Township of Sandhurst' (1856), surveyed by R Larritt; lithographed at the Surveyor General's Office, Melbourne, 23 May 1856 by J Jones, State Library of Victoria cartographic material.

VPRS 14977/P0001/3, Name Index to Mining Lease and Licenses, Public Record Office of Victoria.

Wise & Co. directories.

Comparative assessment

Miner's cottages are modest, composite structures built of timber, brick and stone and in some cases have been adapted with minor changes in later years. Additions that incorporate fashionable contemporary architectural detailing are small in scale and characteristically correspond to periods of prosperity when mining work was stable. More ornate designs are generally associated with wealthy mine managers, engineers and magnates, rather than the average mineworker. Despite this range in architectural detailing, miner's cottages maintained a vernacular style over time (City of Greater Bendigo 2015; HO999).

The land these cottages are situated on was most often obtained by Miner's Right, a government leasehold scheme introduced in 1855 after public protest against the previous gold licensing system. This allowed miners to build and live on Crown land, commonly known as a Residency Area, by residential claim. The rights afforded to miners under the Miner's Right and successive related Acts were some of the most influential government measures to shape the central Victorian landscape. Provision of affordable land on which to build created levels of working class home ownership in mining areas that was unmatched elsewhere in the world and led to the construction of thousands of miner's cottages.

Because the cottages were built on Crown land beside company mines prior to the survey of roads, they rarely have a formal alignment with later street configurations. This clustered

lodging defined Bendigo's housing patterns well into the 1880s and is an integral part of Greater Bendigo's goldfields heritage (Butler & Assoc. 1993 vol. 2:39).

A list of Miner's Cottages and a mapped extent is included in the Incorporated Plan for HO999.

Statement of significance

This statement of significance complements the overall statement provided for HO999.

8 Bakewell Street is significant as part of HO999, the Miner's Cottages serial listing. It is located in an area with close proximity to several major mines, including those operated by South Tyson Reef Co. at McCrae Street and Reserve Quartz Mining Co. at Bridge Street ('Mining Surveyors' map of the District of Sandhurst' 1871). Originally owned by Mary Anne Biggs (nee Gorman) who had emigrated with her husband Joseph Biggs from Adelaide to Sandhurst in the mid 1850s, their particular connection to working in mining appears to be confirmed by being a holder of a mining lease and license and the site was Crown Land until 1875 indicating that it was part of a Miner's Right holding.

8 Bakewell Street is a representative example of a Miner's Cottage demonstrating the small scale, characteristic gable roof forms, often set one behind the other, large brick chimneys and use of either brick or weatherboard as the main construction materials. The front elevation is typical of Victorian houses generally, and despite some later reconstruction to the verandah and fence, it still retains the characteristic elements of this form of housing that is highly typical of mining areas.

105 BAXTER STREET, BENDIGO

Images



105 Baxter Street, Bendigo



105 Baxter Street, Bendigo

Description

105 Baxter Street Bendigo is constructed on an irregularly shaped site between Bendigo Creek and Joseph Street. The timber house is a single gabled mid Victorian cottage with skillion extension at the rear. There are two substantial brick chimneys, both of which have been painted. The front verandah has remnants of a scalloped timber frieze that appears to be original; however most of the frieze is missing. Of a somewhat larger scale in height and length than many Miners' Cottages, 105 Baxter Street may have been moved to the site from another location. The walls have weatherboard cladding and there is a timber lattice panel to one end of the verandah. The side windows have been altered however the 2 pane sashes to the front windows appear to be original. A privet hedge and metal fence comprise front fencing.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Place history

The miner's cottage at 105 Baxter Street, North Bendigo, is located on the south side of Baxter Street, west of Bendigo Creek in the Parish of Sandhurst. The land holding has no identifiable parcel numbers, as it was originally part of the adjacent Bendigo Creek Reserve and therefore considered Crown land until a private owner was successfully granted Permissive Occupancy to reside there in 1936.

Michael Duffy, miner, received Permissive Occupancy of 105 Baxter Street in 1936, but had resided there by Miner's Right since 1919 (VPRS5357). Under the *Miners Act 1928*, occupants of former Miner's Residency Areas could apply to the Lands Department to continue their occupation of the site. Following Duffy's death in 1952, the estate was passed to his son, one Owen Duffy. At this time Owen Duffy was advised that as per the application for Permissive Occupancy, the parcel remained Crown land and would be seized if at any time it became 'uninhabitable' (VPRS5357).

Michael Duffy had first appeared in municipal rate books at the address in 1920, but in 1915 Charles Olaf Winter was named as the occupant (S&Mc). Rate books list Charles Olaf Winter, miner, at Baxter Street in 1901 at a dwelling valued at £14, which was owned by one Joseph Hadden (RB5617). Ownership and occupancy details prior to this date are yet to be

established. However, it is clear that the cottage was located on Miner's Right land in a mining area and was occupied by at least two miners.

The site occupied by the cottage does not appear to have been created until at least the 1880s (Black's Re-survey of Sandhurst, c.1880). The physical evidence of the building tends to place it in the 1870s or earlier, indicating that it may have been moved to the newly created site at some time after the 1880s. A historic image of Lake Weeroona looking west c1934 shows the existing cottage at the site, indicating that it was moved some time in the fifty years following Black's re-survey (Pratt c1934).

Municipal rate books dating from the 1850s refer to Baxter Street and surrounds as 'Irishtown', an underprivileged area occupied mostly by Irish migrants. Baxter Street is first referred to by name in rate books during the 1860s, at which time the proportion of ratepayers listed as miners in the Street was very high (RB). Ownership of the land these miners occupied was still in the name of the Crown, an indicator that the occupants had secured leasehold of the property by Miner's Right.

References

Black's Re-survey of Sandhurst, County of Bendigo, ca. 1880, S369L, Dept of Environment, Land, Water and Planning.

City of Bendigo Municipal rate books (RB).

'Mining Surveyors' map of the District of Sandhurst' (1871), Victoria Department of Mines 1871.

'Plan of Portion A, Township of Sandhurst' (1856), surveyed by R Larritt; lithographed at the Surveyor General's Office, Melbourne, 23 May 1856 by J Jones, State Library of Victoria cartographic material.

Pratt, Daniel (c1934), *Lake Weeroona, Bendigo*, postcard, Shirley Jones Collection of Postcards, State Library of Victoria.

Sands & McDougall directories (S&Mc).

VPRS5357/P000/1580, W53862 Michael Duffy Sandhurst, Land Correspondence Files, Public Record Office of Victoria.

Comparative assessment

Miner's cottages are modest, composite structures built of timber, brick and stone and in some cases have been adapted with minor changes in later years. Additions that incorporate fashionable contemporary architectural detailing are small in scale and characteristically correspond to periods of prosperity when mining work was stable. More ornate designs are generally associated with wealthy mine managers, engineers and magnates, rather than the average mineworker. Despite this range in architectural detailing, miner's cottages maintained a vernacular style over time (City of Greater Bendigo 2015; HO999)

The land these cottages are situated on was most often obtained by Miner's Right, a government leasehold scheme introduced in 1855 after public protest against the previous gold licensing system. This allowed miners to build and live on Crown land, commonly known as a Residency Area, by residential claim. The rights afforded to miners under the Miner's Right and successive related Acts were some of the most influential government measures to shape the central Victorian landscape. Provision of affordable land on which to build created levels of working class home ownership in mining areas that was unmatched elsewhere in the world and led to the construction of thousands of miner's cottages.

Because the cottages were built on Crown land beside company mines prior to the survey of roads, they rarely have a formal alignment with later street configurations. This clustered lodging defined Bendigo's housing patterns well into the 1880s and is an integral part of Greater Bendigo's goldfields heritage (Butler & Assoc. 1993 vol. 2:39).

A list of Miner's Cottages and a mapped extent is included in the Incorporated Plan for HO999.

Statement of significance

This statement of significance complements the overall statement provided for HO999.

The cottage at 105 Baxter Street Bendigo is located on a site that was originally part of the Bendigo Creek Reserve with permissive occupancy granted to Michael Duffy in 1936. Michael Duffy's credentials had previously been established through the issuing of a Miner's Right for the site to him in 1919. A date for the building of 105 Baxter Street is likely to be between 1890 and 1901 when a Charles Olaf Winter, also a miner, occupied the site. As a house located on Miner's Right land in a mining area and occupied by at least two miners it is a likely candidate for addition to HO999.

80 NOLAN STREET, BENDIGO

Images



80 Nolan Street, Bendigo



80 Nolan Street, Bendigo, detail of house

Description

80 Nolan Street is located on the corner of Nolan and Bannister Streets. The large site contains several buildings including a house and two outbuildings (large sheds). The house is of timber construction and is in two parts including a gable roofed section with verandah and a forward projecting gable section. There are two large brick chimneys located to the side and rear. The earliest part of the house is of a low scale and has a verandah springing from the eaves level and continuing across the front of the entire house, differing in profile from a slightly convex to a straight hip form. This is likely to be a later alteration as is a projecting gable-roofed wing that is larger in height than the cottage. The front door appears to have been relocated and the weatherboards infilled where the door has been. The house is characteristic of the small scale, gable roof form, together with the lack of ornamentation that is typical of most Miners' Cottages.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Place history

The miner's cottage at 80 Nolan Street, North Bendigo, is located on the north side of Nolan Street on Crown allotment 567c (CA567c), Section K in the Parish of Sandhurst. Title records and Parish Plans show that the land parcel first became a private residence in 1979 when it was purchased by one Susan Mary Bruce of 80 Nolan Street, Bendigo ('Plan of Portion A, Township of Sandhurst' 1856). Evidence that associates this land with mining activity is noted that it was situated in Residence Area (RA 378).

References

City of Bendigo Municipal rate books (RB).

'Mining Surveyors' map of the District of Sandhurst' (1871), Victoria Department of Mines 1871.

'Plan of Portion A, Township of Sandhurst' (1856), surveyed by R Larritt; lithographed at the Surveyor General's Office, Melbourne, 23 May 1856 by J Jones, State Library of Victoria cartographic material.

VPRS 5357 Land Selection and Correspondence Files, Dept. of Crown Lands and Surveys

Comparative assessment

Miner's cottages are modest, composite structures built of timber, brick and stone and in some cases have been adapted with minor changes in later years. Additions that incorporate fashionable contemporary architectural detailing are small in scale and characteristically correspond to periods of prosperity when mining work was stable. More ornate designs are generally associated with wealthy mine managers, engineers and magnates, rather than the average mineworker. Despite this range in architectural detailing, miner's cottages maintained a vernacular style over time (City of Greater Bendigo 2015; HO999)

The land these cottages are situated on was most often obtained by Miner's Right, a government leasehold scheme introduced in 1855 after public protest against the previous gold licensing system. This allowed miners to build and live on Crown land, commonly known as a Residency Area, by residential claim. The rights afforded to miners under the Miner's Right and successive related Acts were some of the most influential government measures to shape the central Victorian landscape. Provision of affordable land on which to build created levels of working class home ownership in mining areas that was unmatched elsewhere in the world and led to the construction of thousands of miner's cottages.

Because the cottages were built on Crown land beside company mines prior to the survey of roads, they rarely have a formal alignment with later street configurations. This clustered lodging defined Bendigo's housing patterns well into the 1880s and is an integral part of Greater Bendigo's goldfields heritage (Butler & Assoc. 1993 vol. 2:39).

A list of Miner's Cottages and a mapped extent is included in the Incorporated Plan for HO999.

Statement of significance

This statement of significance complements the overall statement provided for HO999.

80 Nolan Street exhibits the vernacular form of a Miner's Cottage including gable roof form, small scale and the lack of ornamentation typical of the type. It has been extended through the addition of a front projecting gable and a verandah.

POTTERS' ARMS, 48-56 TAYLOR STREET, ASCOT

Images



Potters' Arms, 48-56 Taylor Street, Ascot, site with house and outbuilding



Front elevation with projecting gable addition



Detail of chimneys



Detail of window added c.1920

Description

The property known as the Potter's Arms is located on a large triangular site between Taylor Street and Myrtle Road, Ascot. To the north-east of the site is the Gothic Revival house, Ascot Park, from which Guthrie's property was later subdivided. The house and outbuildings known as the Potter's Arms are surrounded by a large garden and separated from Taylor Street by a deep earth and partially brick-lined culvert and a row of peppercorn trees (*Schinus molle*). The garden is dominated by a large and impressive Moreton Bay fig tree (*Ficus macrophylla*).

The house is single storey, built of brick and of utilitarian Victorian design with a series of later additions. Now comprising several parts with hipped roofs and joined together with verandahs, the entrance of the house faces away from the road and towards the Bendigo Pottery and the garden. Alterations to the interior and extensions have transformed the house; nevertheless it still retains much of its mid Victorian-era character. Several red and cream brick chimneys are important features, as is the general scale and form of the house. A projecting gable roofed section was added to the front of the house in the 1920s following a large extension to the rear. The house has also undergone internal renovations in the 1970s.

The outbuildings, including a ceramics studio have been built since 1972. The garden at one time was elaborately planted and features camphor laurels (*Cinnamomum camphora*), photinias, plums, bush olives and large areas of naturalised spring bulbs.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 5.0 Building Greater Bendigo's industries and workforce
- 9.0 Shaping Greater Bendigo's cultural and creative life

Place history

The property at 48-56 Taylor Street is located north of Bendigo Racecourse and was originally part of a larger landholding situated on Crown allotments 1-7/7A, 11/8A and 1-6&13/9A, Township of Ascot in the Parish of Sandhurst. The current land parcel comprises allotments 1-6/7A and 11/8A and contains a brick house dating to the mid-Victorian era, with substantial later extensions dating to the 1920s and 1970s.

John Holdsworth, druggist and owner of substantial property throughout the Parish, acquired these parcels at Taylor Street in 1864. Holdsworth migrated from Yorkshire to the colony of Victoria in 1852, and then relocated to Sandhurst in 1855 where he began his business as a chemist in Bridge Street (*Bendigo Advertiser* 12 August 1887:2). By 1858, Holdsworth moved his offices to Pall Mall and was a prominent figure in the township as pharmaceutical supplier to Bendigo Hospital, Justice of the Peace, trustee of White Hills Cemetery and member of the City Council (*Bendigo Advertiser* 12 August 1887:2).

Holdsworth's private residence was located in the eastern portion of his holdings at Section 6A, Taylor Street, where he lived with his wife and eight children. Also known as Ascot Park (HO51) and coach house (HO700), the grand Gothic-style building and outbuildings still stands and is an almost exact replica of Holdsworth's former home in Yorkshire (*Bendigo Advertiser* 27 April 2010). In 1870 Holdsworth reduced his holdings by selling off the vacant allotments at 1-6/7A to one George Duncan Guthrie, who later acquired the adjacent allotment 11/8A in 1891.

Guthrie was a Scottish migrant who arrived at Bendigo in the 1850s, where he established Australia's oldest working pottery in 1858 at 'Pottery Flat', Epsom, utilising local clay (National Museum of Australia). After experiencing transport issues, in the 1860s Guthrie relocated the pottery to another site at Epsom where it prospered and became the most successful ceramics manufacturer in the colony (*Bendigo Advertiser* 28 May 1873:3). Bendigo Pottery manufactured domestic wares but mostly supplied ceramics to the building trade (National Museum of Australia). Guthrie's private residence was located at 1-6/7A and 11/8A, now 48-56 Taylor Street, where he constructed his home sometime between 1870 and 1875. The earliest rate book listing of the property appeared in 1880 with a valuation of £6, which remained consistent throughout the latter part of the nineteenth century (RB4429).

The business continued to expand and by 1903, Bendigo Pottery was supplying ceramics all over Australia and featured in international exhibitions (National Museum of Australia). Guthrie continued to operate Bendigo Pottery up until 1909, one year before his death (*Mount Alexander Mail* 23 September 1910:2). The economic depression of the 1920s caused the pottery to decline into a pipe and tile manufacturer, until it was revived by Bill Derham in 1971 to prosper as a bespoke ceramic supplier once again (*The Australian Women's Weekly* 25 October 1978:36-37).

In 1972 Gary Bish purchased 1-6/7A and 11/8A and established an art school studio known as the Potters' Arms in an additional structure on the property. The site's long associations with pottery as a local industry add to its historical value.

References

- 'Death of Bendigo Pioneer' (1910), *Mount Alexander Mail*, 23 September 1910:2.
- 'Death of Mr John Holdsworth' (1887), *Bendigo Advertiser*, 12 August 1887:2.
- 'History goes on Sale' (2010), *Bendigo Advertiser*, 27 April 2010.
- National Museum of Australia (2015), *Bendigo Pottery Collection*.
- 'Sandhurst Industries' (1873), *Bendigo Advertiser*, 28 May 1873:3.
- The Australian Women's Weekly* (1978), 25 October 1978:36-37.

Comparative assessment

48-56 Taylor Street is primarily significant for its historical associations with George Duncan Guthrie, founder of the Bendigo Pottery at Epsom. In contrast to many other enterprising Bendigo people in the nineteenth century, the property is not 'high design'. When compared with a large range of lavish homes built in Bendigo, this one is not of that standard. However its significance is by association and for its extensive site that reflects Guthrie's purchase of the land in 1875.

Statement of significance

What is significant?

The property at 48-65 Taylors Road Ascot, known as Potter's Arms is significant. The house, built for Scottish Bendigo Pottery founder George Duncan Guthrie c1875 and added to in the 1920s; and the Moreton Bay fig tree are significant elements of the site. The outbuildings are not of significance.

How is it significant?

48-56 Taylor Street (Potter's Arms) is of historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The property at 48-56 Taylor Street, subdivided from the larger holdings established by prominent Bendigo pharmaceutical supplier John Holdsworth, and purchased by Bendigo Pottery founder George Duncan Guthrie is significant for its historical associations. Located near Holdsworth's Gothic-revival style house, Guthrie's house of 1875 is a functional and utilitarian structure when compared with that of its neighbour; however Scot George Duncan Guthrie (1828-1910) is an important figure in Bendigo's history and the nearby pottery he established at Epsom has survived until the present time. Following the discovery of suitable clay, Guthrie's establishment and management of Bendigo Pottery saw it rival some of the great Staffordshire potteries of nineteenth century England, and the house he built for his family near to his workplace is of significance by association. The property continues its historic associations with ceramics, functioning as a home and as a pottery studio business under the present ownership. (Criteria A & H)

The property retains the size of the landholding as purchased by Guthrie in 1875 and a garden layout that enhances the setting of the house. The mid-Victorian brick house is of significance as a representative Victorian style single-storey face brick house with decorative brick chimneys. As a house reflecting a utilitarian approach to design, it contrasts with a number of the ornate and architecturally resplendent houses built by prominent citizens for which Bendigo is renowned. The Moreton Bay fig tree (*Ficus macrophylla*) is a significant contributing element to the site and a significant tree specimen in its own right given its large size, fine shape and age. The partially brick and earth culvert outside the property boundary, together with the row of peppercorn trees are contributory elements of the site. (Criterion E)

147 BARNARD STREET, BENDIGO

Images



147 Barnard Street, Bendigo

Description

147 Barnard Street Bendigo is an early Victorian brick cottage located with a small setback from the street. A picket fence of contemporary design separates the front verandah from the street, and the small size of the allotment has the house occupying the width of the site. Of typical Victorian house form the building has brick parapets to each side and a gable roof form with a pre-painted corrugated steel roof. A central panelled door has sash windows either side with a single vertical glazing bar to each sash and rendered sills. A brick chimney is visible towards the rear of the house. The verandah is designed with a slightly convex profile supported by four timber verandah posts. There is a large extension at the rear of the house but this is not apparent from the street frontage. The wall height is higher than is often encountered in early Miner's Cottages that tend to be quite low. This may indicate that the house dates from the later 1860s or 1870s as is indicated through the history to this property. Brickwork to the frontage has been painted

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

Place history

The miner's cottage at 147 Barnard Street, North Bendigo, is located on the south side of Barnard Street on Crown allotment 231 (CA231/E), Section E in the Parish of Sandhurst. The house is of an early mid-Victorian style set close to the street frontage, as is typical of miner's cottages that often did not take road alignments and setbacks from them into account.

Henry Wittern of Pall Mall purchased CA231/E in 1872 (Certificate of Title). The property first appeared in municipal rate books in 1875 comprising a 'house' with a value of £16 (RB5317). At this time Wittern leased the property to John Carroll, a local Constable, and later to other individuals including miner Edward Parker in 1876 (RB5217).

Inhabitants of the address prior to 1872 are unknown; however, during the 1850s-60s Barnard Street was primarily occupied by basic houses of comparable value to that at CA231/E. Rate books show that residences in the area were often located on Crown land, which may be indicative of ownership acquired by Miner's Right. It is possible that CA231 was constructed by a former mining resident based on Miner's Right claim, and then purchased by Henry Wittern in 1872. This is supported by the property's location in close proximity to the mine operated by Reserve Quartz Mining Co. at nearby Bridge Street ('Mining Surveyors' map of the District of Sandhurst' 1871).

CA231 was acquired by William Robert Jones in 1882, a substantial property holder in Bendigo. By 1888 Barnard Street was occupied almost exclusively by commercial businesses, including butchers, grocers, bootmakers and several hotels, making the property a lucrative investment that continued to be leased out by the owner.

References

City of Bendigo Municipal rate books (RB).

'Mining Surveyors' map of the District of Sandhurst' (1871), Victoria Department of Mines 1871.

'Plan of Portion A, Township of Sandhurst' (1856), surveyed by R Larritt; lithographed at the Surveyor General's Office, Melbourne, 23 May 1856 by J Jones, State Library of Victoria cartographic material.

Wise & Co. directories.

Comparative assessment

147 Barnard Street was thought to be a miner's cottage but the mining connection could not be established sufficiently to show that this place belonged in the Miner's Cottage Serial Listing and has therefore been considered on its own merits as a place of individual significance.

147 Barnard Street Bendigo is one of a large number of small houses built in the urban area of Bendigo in the period following the decline of mining in the 1860s. As a result of the City's diversification in employment and growth of secondary industries, there was much activity in residential growth. Its significance is that it is one of relatively few houses of this type remaining in the City fringe. Both 55 Forest Street Bendigo, 1864 (HO122) and Coath Cottage 9 Happy Valley Road (HO666) 1870s provide comparative examples of this building typology, although there are many others that are either contributory to precincts (8 Lyons Street White Hills – also assessed as of part of this Study). Many examples exist in both timber and brick construction, however 147 Barnard Street is a fairly intact representative example, and is located in an area of Bendigo where there are relatively few early buildings remaining.

Statement of significance

What is significant?

The brick cottage built in 1875 built as a speculative property by Henry Wittern at 147 Barnard Street Bendigo is significant.

How is it significant?

147 Barnard Street is of local historic and aesthetic (architectural) significance to the City of Greater Bendigo.

Why is it significant?

147 Barnard Street, first rated in 1875 for owner Henry Wittern, whose address is given in Pall Mall, appears to have been built as a speculative property and occupied by tenants, including miner Edward Parker in 1876. (Criterion A)

The house at 147 Barnard Street is a good representative mid Victorian style house displaying a characteristic gable roof form with side parapet walls to the gable end. Significant features include its siting close to the street frontage, brick construction (unpainted to the side) and convex profile verandah of timber construction. A large extension to the rear does not impact on the house's street presentation. (Criterion D)

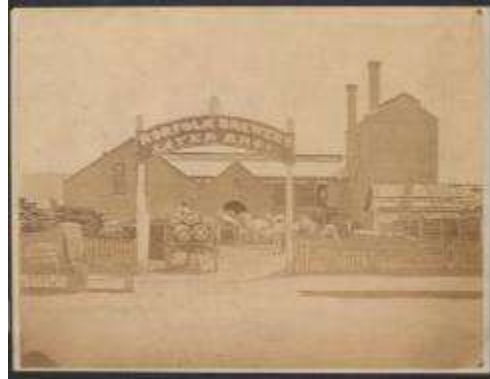
It is located in an urban area of Bendigo where this type of house is relatively uncommon. (Criterion B)

FORMER NORFOLK BREWERY, 3 BAYNE STREET AND 95-97 BRIDGE STREET, BENDIGO

Images



Former Norfolk Brewery, 95-97 Bridge Street, Bendigo



Former Norfolk Brewery c1861

Description

3 Bayne Street and 95-97 Bridge Street is one of several small industrial properties in this locality. These industries, usually fronting the streets with no setbacks, provide an alternative urban form to the residential properties, and are a reminder of the former mixed use of the inner area of Bendigo.

95-97 Bridge Street occupies a large site near the corner of Bayne and Bridge Streets comprising three remaining buildings from the former Norfolk Brewery. Fronting Bridge Street with no setback from the street are two buildings and a third (now the Norfolk Centre) is located with a frontage to Bayne Street and a new car park behind. A larger brick and timber structure occupies the major part of the Bridge Street frontage, whilst across the driveway a smaller timber outbuilding is located. These are both gable roofed structures with industrial qualities. The frontage has a painted brick parapet and face brick walls. A 1940s or 50s metal framed window has been inserted in to the front. At the rear there is an entirely new brick wall built to match the profile of the frontage. The side wall has a row of small windows placed high in the wall and has a timber cladding.

From their construction they appear to date from the 1920s. 3 Bayne Street also appears to date from the 1920s based on evidence of the brickwork. The building has recently been adapted to a medical centre but an industrial aesthetic has been retained in the new work.

The site of the former Norfolk Brewery has changed substantially from its appearance in 1861 (Lovell Chen 2013:79), however the remaining site and buildings retain some of the industrial structures from the period in which the works were still operating as a cordial and soft drink manufacturer. The current use is as a mechanical repair premises and the Norfolk Medical Centre.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

8.0 Building Greater Bendigo's community life

Place history

The site of the former Norfolk Brewery is located at 3 Bayne Street and 95-97 Bridge Street, Bendigo, on the west side of Bridge Street. The extant brick structure is a remnant of the former Norfolk Brewery, now occupying Crown allotments 7, Section 26C (CA7/26C) in the Parish of Sandhurst. At its peak, Norfolk Brewery occupied a block of Crown allotments (CA7&9/26C) within this section and had frontages on the east side of Uley Street and west side of Bridge Street.

During the 1850s, a combination of high population numbers and the unpredictable nature of Bendigo's goldmining industry allowed other ventures to flourish. During this time a number of public houses were established at Bendigo, which were not officially regulated until the introduction of the *Public House Licensing Acts Amendment* in 1854. An increase in licensed premises also saw the demand for local breweries rise. Among the first of these was founded in 1854 at Bendigo Flat, by James Lawrie & Co., dubbed the Sandhurst Brewery (Butler & Assoc. 1993 vol. 2:2/2).

In 1854 CA7&9/26C were purchased by brothers Charles and James Sayer, where they opened the Norfolk Brewery that same year. Municipal rate books show that by 1856, the brothers' holdings at Bridge Street were valued at £300 (RB843). In 1858, prominent Bendigo architects William Vahland and Robert Getzchmann designed a two-storeyed brewhouse at 95-97 Bridge Street which featured in a collection of 1861 images of the Bendigo township taken by American photographer Benjamin Batchelder (Batchelder 1861). This addition saw the brewery's value rise to £480 by the following year (RB1631).

Vahland and Getzchmann's firm employed popular styles and modified them by means such as over-scaling, and were responsible for the design of hundreds of public and private buildings in Bendigo and surrounding areas (Butcher 1998:95; *Bendigo Advertiser* 22 July 1915:2). Elements of the firm's designs of civic buildings were mimicked in domestic buildings and vice versa, making them pioneers of Bendigo's architectural signature in the second half of the nineteenth century.

Completion of the railway to Melbourne in the 1860s improved access to and from central Victoria and saw the Sayer Brothers' and other local breweries thrive (Lovell Chen 2013:78). In 1877 the Norfolk Brewery was taken over by William Bruce, then joint proprietor of the Bendigo Brewery (English 2010). At this time Bruce transferred his equipment to the Norfolk premises, which operated under William Bruce's trading name of 'BB Brewery'. In 1884 the business merged with the City Brewery located at High Street, Golden Square (English 2010).

From this date, 95-97 Bridge Street continued as a brewhouse and also produced Bruce's Soft Drinks and Cordials until 1912, when Reed Brothers (later known as JL & P Reed Pty Ltd) purchased the property and continued only the soft drink and cordial business (Victorian Beer Label Collectors Society 1972:8). Whilst brewing ceased, JL & P Reed Pty Ltd expanded during the course of the early twentieth century and took over Darby Brothers of Shepparton in 1946 (Victorian Beer Label Collectors Society 1972:8).

The turn of the twentieth century saw a decline in brewing as a profitable industry across Victoria. This was a cumulative effect of the 1890s economic depression, the *Licensing Act* 1906 which led to a reduction of licensed hotels (PROV 2015), as well as underlying sentiments of the Temperance movement (Lovell Chen 2013:78).

By 1912, there were only five breweries still operating in Bendigo including that at 95-97 Bridge Street. The four remaining were the Cohn Brothers' Victoria Brewery at Bridge Street; Pritchard and Chamberlain's Adelaide Brewery Ltd at Lucan Street; Bendigo & Northern District Co-op Brewing Co Ltd at High Street (formerly known as the City Brewery); and the Bendigo Cooperative Brewery Pty Ltd, also at High Street (S&Mc 1912).

The Bendigo Cooperative and Adelaide breweries both went into liquidation in 1918, at which time the proprietors combined to form the Bendigo United Brewery Ltd at High Street that

remained in business until 1947 (Victorian Beer Label Collectors Society 1972:8). The Cohn Brothers' Victoria Brewery and hotel freeholds were sold to Carlton and United Breweries in 1925, although the semi-private company continued manufacturing soft drinks, cordials and spirits, as well as acting as a northern distributor for the Carlton beer (*Argus* 28 February 1925:23).

In 1966 Cohn Bros Ltd purchased the former Norfolk Brewery site from JL & P Reed Pty Ltd (Victorian Beer Label Collectors Society 1972:8). At some point during Cohn Bros' ownership, the two-storeyed 1850s brewhouse was demolished and Cohn Bros Ltd merged with Carlton United Breweries in 1971 (*Canberra Times* 3 September 1971:13). The only other remaining building from the former brewery complex underwent adaptive reuse in 2014, now known as 3 Bayne Street, now the Norfolk Medical Centre.

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Comparative assessment

Other breweries include:

The four remaining were the Cohn Brothers' Victoria Brewery at Bridge Street; Pritchard and Chamberlain's Adelaide Brewery Ltd at Lucan Street; Bendigo & Northern District Co-op Brewing Co Ltd at High Street (formerly known as the City Brewery); and the Bendigo Cooperative Brewery Pty Ltd, also at High Street (S&Mc 1912).

Cohn Bros Brewery and Ice Works manufactured soft drinks and operated from 1856 -1984. The buildings on the corner of Bridge and Water Streets extend along the street frontage of Water Street and terminate at a two storey masonry and timber building. They are of masonry and timber construction. Much of the remainder of the site has been redeveloped (proposed HO866).

Other small industrial buildings include:

Central foundry Golden City Implements 62-68 Eaglehawk Road Ironbark, now demolished (HO487).

10 McDowalls Road East Bendigo (Mayfair Park Industrial Estate) freezing works (proposed HO890).

Statement of significance

What is significant?

The former Norfolk Brewery at 3 Bayne Street and 95-97 Bridge Street Bendigo, established by Charles and James Sayer including the site of former buildings, the two buildings facing Bridge Street and the Norfolk Centre facing Bayne Street is significant.

How is it significant?

3 Bayne Street and 95-97 Bridge Street is of local historic significance to the City of Greater Bendigo.

Why is it significant?

The former Norfolk Brewery is significant as one of several breweries established in Bendigo in the 1850s and 60s. With buildings designed by William Vahland and Robert Getzchmann in 1858, the Norfolk Brewery continued under the ownership of William Bruce whose Bendigo Brewery merged with the Norfolk in 1877. A further merger in 1884 with the City Brewery in 1884 reflected a concentration of business ownership in the brewing trade. The Norfolk Brewery also represents a change in manufacturing reflected also at Cohn Bros. from beer to soft drinks. The Norfolk Brewery is significant as one of five breweries still operating in 1912 under the ownership of JL and P Reed, again surviving a merger that decreased the number of breweries to four. The site survived until 1966 when purchase by Cohn Bros. spelt the end of the buildings. Following the merger of Cohn Bros. with Carlton and United Breweries in 1971 The Norfolk Brewery site (together with Cohn Bros) represent the last historical link with local brewing industries in Bendigo. Although the buildings at 3 Bayne Street and 95-97 Bridge Street have evolved considerably since 1858, the light industrial aesthetic has been retained in the most recent conversion to a medical centre, continuing the business name, now known as the Norfolk Medical Centre. (Criterion A)

125 BRIDGE STREET, BENDIGO, RESIDENCE & FENCE

Images



125 Bridge Street, Bendigo, residence



125 Bridge Street, Bendigo, residence & fence

Description

125 Bridge Street occupies a corner site with Nolan Street and has been designed to address this prominent site with two well-designed frontages. Set back from Bridge Street in a garden setting, the house addresses the wide site with a spreading gable and generously proportioned verandah formed by the overhang. Facing Nolan Street there is a much smaller setback giving 125 Bridge Street a strong presence in the street.

125 Bridge Street is a large Inter-war Craftsman bungalow with deep overhanging eaves forming wide verandahs to two sides of the house. The eaves are supported on tapered pillars of rough cast render and face brick capitals. The walls are a combination of face brick below sill level and rough cast render above.

The gable ends are infilled with timber strapping over cement sheet and windows are triple light casement sashes. The fence of red and clinker brick is also an Inter-war design, and although damaged at the time of inspection, it is a fine quality design of red and clinker brick in panels with a dog-toothed capping. The fence is complementary in style to the house. 125 Bridge Street has a high integrity with no visible alterations to the exterior. It is complemented by a mature garden.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Place history

The property at 125 Bridge Street, Bendigo is situated on a corner site on the west side of Bridge Street at parts of Crown allotments 8 and 9, Section 27c (CA8&9/27c) in the Parish of Sandhurst. These two allotments were originally separate, adjacent parcels facing Nolan Street, but in the early twentieth century were divided centrally to make up the current land parcel. The site comprises an Inter-war bungalow purpose-designed for the corner site to utilise its two frontages.

CA8&9/27c were originally acquired by 'gentleman' Alfred England in 1855 and listed in municipal rate books in 1857 as containing a brick house valued at a substantial £250 (RB1239). Given this hefty valuation and the 1859 rate book listing, which describes a hotel at

the Bridge and Nolan corner site, it is likely that the 1857 description was inaccurate and that the site actually contained a hotel still under construction at the time (RB1697). The exact demolition date of the hotel is currently unknown; however, by 1910 municipal rate books describe the parcel as containing a 'house' with a value of £12 (RB6058).

The subsequent owner, one Jesse Stanley Crawford, applied to Council for a permit to construct a six bedroom house at CA8&9/27c in 1924, which was granted in December the same year (VPRS16171:15). The date of the existing Inter-war building is therefore c1925, which is consistent with its appearance in a photograph of Lake Weeroona looking west c1934 (Pratt c1934). Crawford retained the property as his private residence up until its sale in 1944, and from then on it changed hands several times and remains in private ownership. Whilst no architect has currently been identified for this building, it is highly likely to have been designed by someone conversant with building styles of the period.

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Comparative assessment

Bendigo's Inter-war style was characterised by an eclecticism of architecture originating from warmer climates, which were adapted to suit the inland heat of central Victoria (City of Greater Bendigo 2015). This included but was not limited to the Californian Bungalow, Arts and Crafts, Art Deco and Spanish Mission architectural styles. The Inter-war period saw a growth spurt in residential development for Bendigo, as the government promoted soldier resettlement following WWI and population of rural areas. This spike in home ownership stimulated the local economy by calling on resources and labour for construction, which focused on redevelopment in former mining areas during a time of mining decline (City of Greater Bendigo 2015).

In the Inter-war period there were both Bendigo based architects and others working in the City of Bendigo and surrounding areas; architects working in Bendigo included Beebe and Garvin, Garvin and Eathorne and George Austen, son of J G Austen (Austen and Keogh). Several prominent architects not based in Bendigo were responsible for some fine architecture in the area, including housing, such as Edward Billson (1892-1986). Harold Desbrowe Anear is known to have completed at least one house in Richardson Street (1925) (Butcher, Collins & Gibbs, 2015). Despite a growth in Bendigo in the Inter-war period, there are comparatively few places of this period represented on the Heritage Overlay.

Comparable houses of the Inter-war period include:

123 Bridge Street (HO100) – a well preserved 1930 brick Californian Bungalow styled house with many attributes of the era including stained shingles to the gables with trellis vents, stained beams and exposed rafter-ends, clinker brickwork in both the house walling and the front fence and the distinctive broad overlapping roof gables of the Bungalow type.

23 Valentine Street (HO235) – a two storey classical revival house with pitched roof, stuccoed walls and historic revival details (no architect cited).

12 Rowan Street (HO241) – designed by Edward F Billson, an associate of the noted Walter Burley Griffin and his one time office manager. A very similar (but reversed) design was shown at the RVIA domestic architecture exhibition of 1928 and later publicized in *Australian Home Beautiful*, post-dating this example by some 8 years (HERMES 34385).

Allawah House at 71 Neale Street (HO527) – designed by George Austen (1902-1930), who was the son of J G Austen (Austen & Keogh); Austen senior had moved to Bendigo in c1903. George Austen designs include 2-4 Doak Street Bendigo. Architecturally, the house at 71 Neale Street is a well preserved, prominently sited and notable example of the Bungalow style.

2-4 Doak Street (no HO) – designed by George Austen in 1928 (pers comm current owners John and Mavis Lindsay). This house, although quite similar to 125-133 McIvor Road has been extended substantially from its original footprint. A photograph in possession of the current owners shows that the windows have also been altered and enlarged. Its garden has also been subdivided. One of the finest examples of Austen’s houses includes Fiorenza in Mafeking/Steane Street Bendigo (no HO) (Butcher, Collins & Gibbs, 2015:98).

Bendigo has a rich collection of Inter-war residences and 125 Bridge Street is a fine example of this period and of the Craftsman Bungalow style, comparing favourably with other examples already on the HO. 125 Bridge Street is a restrained architectural design that anticipates the modern era through a simplified ornamentation.

Statement of significance

What is significant?

The property at 125 Bridge Street with house and fence built in 1925 for Jesse Stanley Crawford is significant.

How is it significant?

125 Bridge Street is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The site of 125 Bridge Street located at the corner of Nolan Street is significant as the site of a former hotel that occupied the site from 1857 until c1910. Built in 1925 for Jesse Stanley Crawford; the large six-bedroom house is located close to the boundary of Nolan Street, possibly as a result of siting and setback dispensations enacted as a result of a commercial frontage to Nolan Street. (Criterion A)

125 Bridge Street is an excellent example of an Inter-war ‘Craftsman bungalow’ with restrained detailing and ornamentation. Relying for its architectural effect on an intersecting gable roof forms with timber strapping, deep overhanging eaves, tapered pillars of rough cast render and face brick capitals and wall surfaces of face brick and rough cast render in large panels, this house is an accomplished design. The fence of matching red and clinker bricks with decorative panels and dog tooth capping is also significant, despite its damage in 2015. The unpainted brick fence and the face brick surfaces to the lower walls of the house provide are significant. (Criterion E)

FLEECE INN, 143 CHARLESTON ROAD, EAST BENDIGO

Images



Fleece Inn 143 Charleston Road, Bendigo, showing earlier part of building on the right



Fleece Inn, 143 Charleston Road, detail of front verandah

Description

The Fleece Inn, formerly known as the Golden Fleece Hotel is located at the edge of the city in an area noted for its industrial activities and close to the railway line. The early origins of the Fleece Inn can be recognised in the part of the building with the verandah.

The long frontage addressing Charleston Street comprises two distinct parts that have been constructed at different times from 1862. A two storeyed verandah section of the building set back from the street frontage comprises a rendered masonry ground floor and a painted brick work upper floor. The window size and placement is consistent with a building from the 1860s. A two storey cast iron verandah of recent construction but complementary design completes this part of the façade.

It appears likely that the large extension to the hotel was undertaken in the 1920s under the ownership of the Cohn brothers of the Victoria Brewery. This two storey section doubled the size of the hotel and is constructed to the street frontage. This part of the building is consistent with an early twentieth century addition and has a plain rendered façade with string course, and pedimented parapet bearing the name of the hotel in moulded lettering. The ground floor is painted brick. The windows have tripartite panes and there is a central doorway.

Further extensions to each side of the building have also been undertaken whilst the whole building has been converted to provide student accommodation and no longer operates as a hotel.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life

Place history

The Fleece Inn Hotel at 143 Charleston Road, East Bendigo is located to the east of Napier Street and occupies Crown allotments 51-54, Section 20 in the Parish of Sandhurst. Physician James Boyd acquired the four allotments at Charleston Road (called 'Charlston' in early texts) on 22 July 1862, which was valued at £110 later that year (RB2907). The 1862 Rate Book

evaluation describes a building at the address as a 'house', however; the substantial property valuation in comparison to typical houses in the area suggests the hotel was under construction, if not complete, at this time (Butler & Assoc. 1993 vol. 4:86).

The Hotel is a two storey commercial building constructed in a mid-Victorian colonial style, situated in a prime location within Bendigo's former industrial precinct opposite the municipal cattle yard (S&Mc cartographic material c1896). Its original name, the 'Golden Fleece Hotel', first appeared in the 1864 Rate Book where it was valued at £75 (RB5202). In 1872 Boyd made improvements to the Hotel with the addition of a 'garden' at the rear of the property, which ceased to appear in rate book descriptions after 1895 (RB7339).

Whilst Boyd retained ownership up until 1904, he leased the property to several different publicans who were named in directories and rate books as the building's occupant and licensee.

Dr James Boyd was a prominent figure in the Bendigo community as Mayor of Sandhurst's first City Council and an active philanthropist involved with a number of local organisations, including the Bendigo Benevolent Asylum, Art Gallery and Hospital (*Bendigo Advertiser* 25 September 1909:10). He was also chairman of the Commercial Permanent Land and Building Society, now known as Bendigo Bank, for 28 years (*Bendigo Advertiser* 25 September 1909:10).

Bridget Valli purchased the Fleece Inn from Boyd with her husband in 1904. Bridget Valli (nee Carrig) was an Irish migrant whose husband Antonio Valli died shortly after purchasing the establishment, leaving Bridget and their five daughters to manage it (Immigration Place Australia 2015; *Bendigo Advertiser* 9 November 1904:2). After Bridget's death in 1911, her daughters took over the Fleece Inn for a short time until it was leased to a new occupant in 1913 (*Bendigo Advertiser* 18 March 1911:10; S&Mc 1913).

The Hotel remained in Valli's executors' ownership and let to hoteliers until it was purchased by Cohn Bros. Co. Ltd. in 1925 (Butler & Assoc. 1993 vol.4 :86-87). The Cohn brothers owned Bendigo's Victoria Brewery and a number of other hotels at this time, and had in 1854 constructed Sandhurst's Criterion Hotel, which still stands today (English 2010). Carlton United Breweries acquired the Fleece Inn in 1930, having taken over Cohn Bros. in the mid-1920s (Butler & Assoc. 1993 vol. 4:86-87). The property's title certificate indicates changes in ownership several times throughout the twentieth century prior to its current use as hostel accommodation (July 2015).

References

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Comparative assessment

Bendigo is particularly rich in hotels with some exceptional examples such as the Shamrock, Goldmines and Rifle Brigade as outstanding examples. 52 hotels are recorded on the Heritage Overlay. Hotels as a building typology rarely survive unchanged, and tend to have been altered more than once during their lifetime. Most have quite substantial renovations and additions, and even those that appear authentic in their nineteenth century verandah splendour have often been substantially restored. Consequently the Fleece Inn is typical of many hotels in Bendigo and suburbs that are composed of a mixture of periods and styles.

There are several comparable examples of typical hotels already on the Overlay, including:

- City Family Hotel (HO143) 33-39 High Street – a two storey Victorian hotel built in two parts and located mid-street.
- Court House Hotel 116 Pall Mall Bendigo (HO230), early twentieth century two storey corner hotel with some stylistic similarities to the later wing of the Fleece Inn.
- Weighbridge Hotel 12 Lockwood Road Kangaroo Flat (HO517) 1875 , pre 1884 and much altered in its external appearance
- Foundry Arms Hotel 2 Old High Street Golden Square (HO451), single storey corner Victorian hotel
- Park View Hotel 244 Park Street Bendigo (HO279), a typical Victorian two-storey corner hotel.

The many examples of hotels throughout greater Bendigo provide a range of types, periods and architectural styles, and as a group of commercial buildings hotels are particularly emblematic of goldfields cities that comprise distinct localities built around mining activity.

Statement of significance

What is significant?

The Fleece Inn, 143 Charleston Road Bendigo, formerly known as the Golden Fleece Hotel, and built in stages from 1862 is significant.

How is it significant?

The Fleece Inn is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The Fleece Inn is historically significant as a place built on land owned by prominent Bendigo physician, philanthropist and Mayor of Sandhurst's first City Council, Dr James Boyd, from 1862 until 1904. Boyd's later activities included being chairman for 28 years of the Commercial Permanent Land and Building Society, the forerunner of the Bendigo Bank. Boyd was actively engaged in improvements to the hotel in 1872 with the addition of a garden to the property. The hotel's history follows a similar one to many other hotels that by the 1930s were bought by Carlton and United Breweries. The example of the Fleece Inn shows that Carlton and United took over from Bendigo's Victoria Brewery owned by the Cohn brothers, who had purchased the property in the 1920s. (Criterion A)

The Fleece Inn is a landmark building in its location at the edge of the city where many changes have taken place. Whilst much of the historic urban context has been changed, the Fleece Inn is a tangible reminder of the locality's past. Architecturally, the Fleece Inn reflects its 1860s origins through its two story form, verandah, and Victorian sash windows (Criterion E). The major additions undertaken in the 1920s reflect a more representative hotel form, being built to the street line and comprising a parapet with central arched pediment. (Criterion D)

The nineteenth and early twentieth century character of the building has largely been retained externally through the conversion of the hotel to student accommodation.

125-133 MCIVOR ROAD, EAST BENDIGO, RESIDENCE & GARDEN

Images



125-133 McIvor Road, East Bendigo, frontage overlooking the garden



125-133 McIvor Road, East Bendigo, porch and main entry



Garden at 125-133 McIvor Road, East Bendigo



Palm tree and entrance porch, 125-133 McIvor Road, East Bendigo

Description

The property known as Girrahween is located on 2.5 acres on the McIvor Highway. It comprises a large Inter-war bungalow with Classical Revival features. Built from face brick and render, it is surrounded by a garden that was laid out around the time of the construction of the house. The house is sited to take advantage of views to the west and the north over Bendigo city and has been designed with two main frontages raised above the ground level and with steps leading to the garden.

To the north, a flat roofed porch supported on square columns (tripled at the corners) is the central feature of the house's elevation. The roof form is hipped and clad with concrete tiles. Pairs of double-hung sash windows flank the central recessed doorway with sidelights. To the west the house is symmetrically composed around a large recessed porch (with later glazing) set between a pair of four sided bay windows. Three plain cement rendered chimneys are a feature of the roofscape. A set of central steps lead to the garden. A flat roofed section at the rear of the house is a later addition. The door and window joinery is particularly well detailed and has also been derived from Classical Revival patterns.

The extensive garden is laid out with a gravel driveway that curves up the hill in and ends at some outbuildings at the rear of the house. There is a grass tennis court with wire fence, a terraced lawn and concrete steps between rock-bordered shrubberies. A small palm tree and an oak provide specimen plantings to the garden. The site is still covered with a number of native and exotic trees; however a number of trees also succumbed to drought and have had to be removed, according to the current owner.

The site is bordered by 2-4 Doak Street which until recently had an extensive garden joining with that of Girrahween, however this site has recently been subdivided (2015) and a new driveway gives access to lots behind these two properties.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life

Place history

The Inter-war bungalow located on the north side of McIvor Road at number 125-133, East Bendigo, comprises portions of 254A, 255, 256, 257 & 308 of Section 5A in the Parish of Sandhurst. The building is situated on a rise at the McIvor Road frontage overlooking surrounding streets. Given its occupation of parts of several Crown allotments, the current land holding is unusually shaped and comprises a single driveway accessed via Doak Street, which forks to access two separate and individually significant private houses.

Parish Plans show that allotments 255, 256, 257 & 308 were originally acquired in the 1850s in partnership by one FC Aldworth and an unnamed individual ('Sandhurst -5A Parish Plan'). In 1913 CA254A/5A was purchased by Albert Ludwig Beischer but remained vacant until 1925 when the extant Inter-war bungalow was constructed ('Sandhurst -5A Parish Plan'). The house appeared in municipal rate books the following year with a substantial value of £78 (RB1056).

Albert Beischer was a dentist who operated a practice out of Pall Mall and maintained the property at McIvor Road as his private residence, called 'Girrahween' (*Bendigo Weekly* 24 April 2015). Girrahween was host to regular social functions, and it is clear that Albert Beischer was a prominent member of the local community due to his successful dentistry practice and involvement with the Bendigo Building Society between 1936 and 1961 (*Table Talk* 27 May 1937:36). Albert's father, Wilhelm Beischer, was a Swiss migrant who operated a successful bakery at Weeroona Avenue and owned a private home known as 'Bignold Park', also at McIvor Road (*Bendigo Weekly*, 24 April 2015).

A number of Wilhelm's other children had local businesses including William Beischer, also a dentist, who purchased land adjacent to his brother Albert's in 1928 at 2-4 Doak Street and constructed a (now significantly altered) Inter-war bungalow of a similar style (S&Mc 1928). Their sisters Medora and Laura Katerina also occupied homes nearby at Bobs Street, highlighting the Beischer family's tight-knit nature and prominence in the area.

The Inter-war bungalow at CA254A/5A is thought to have been designed by notable Inter-war architect George Austen, whose self-designed private home is located at the rear of the former Beischer property at 125-133 McIvor Road (*Argus* 7 July 1930:8). Austen's modest residence was completed in 1928, just two years before he died at the young age of 28 (*Argus* 7 July 1930:8). Austen obtained substantial building commissions in Bendigo, such as the former Limerick Castle Hotel at Williamson Street, despite his lack of professional qualifications and

competition from more established local firms (Butcher, Collins & Gibbs 2014:101). Although successful for a time, he had retired as a practicing architect and was superintendent of Bendigo Benevolent Asylum at the time of his death. Other examples of Austen's domestic designs are located at 'Fiorenza', Steane Street and 'Allawah' at Neale Street (Butcher, Collins & Gibbs 2014:97-99).

The Inter-war period saw a growth spurt in residential development for Bendigo, as the government promoted soldier resettlement following WWI and population of rural areas. This spike in home ownership stimulated the local economy by calling on resources and labour for construction, which focused on redevelopment in former mining areas during a time of mining decline (City of Greater Bendigo 2015). It is clear from rate book valuations that this street was considered an affluent area occupied by wealthy individuals.

The continual decline of mining in Bendigo saw a new level of housing segregation, as wealthy locals were drawn southeast away from already built-up areas (Butler & Assoc. 1993 vol. 2:50). This is evident in directories during WWII, which show an almost exclusively residential area at McIvor Road and several new houses under construction on previously vacant blocks (S&Mc 1942).

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Comparative assessment

Bendigo's Inter-war style was characterised by an eclecticism of architecture originating from warmer climates, which were adapted to suit the inland heat of central Victoria (City of Greater Bendigo 2015). This included but was not limited to the Californian Bungalow, Arts and Crafts, Art Deco and Spanish Mission architectural styles. The Inter-war period saw a growth spurt in residential development for Bendigo, as the government promoted soldier resettlement following WWI and population of rural areas. This spike in home ownership stimulated the local economy by calling on resources and labour for construction, which focused on redevelopment in former mining areas during a time of mining decline (City of Greater Bendigo 2015).

The continual decline of mining in Bendigo saw a new level of housing segregation, as wealthy locals were drawn southeast away from already built-up areas (Butler & Assoc. 1993 vol. 2:50). This is evident in directories during WWII, which show an almost exclusively residential area at McIvor Road and several new houses under construction on previously vacant blocks (S&Mc 1942).

Despite this growth period, there are comparatively few places of this period represented in the Heritage Overlay. Comparable houses of the Inter-war period include:

123 Bridge Street (HO100) – a well preserved 1930 brick Californian Bungalow styled house with many attributes of the era including stained shingles to the gables with trellis vents,

stained beams and exposed rafter- ends, clinker brickwork in both the house walling and the front fence and the distinctive broad overlapping roof gables of the Bungalow type.

23 Valentine Street (HO235) – a two storey classical revival house with pitched roof, stuccoed walls and historic revival details (no architect cited).

12 Rowan Street (HO241) – designed Edgar F. Billson, an associate of the noted Walter Burley Griffin and his one time office manager. A very similar (but reversed) design was shown at the RVIA domestic architecture exhibition of 1928 and later publicized in *Australian Home Beautiful*, post-dating this example by some 8 years (HERMES 34385)

Allawah House at 71 Neale Street (HO527) – designed by George Austen (1902-1930) was the son of J. G. Austen (Austen & Keogh) Austen senior had moved to Bendigo in c1903. George Austen designs include 2-4 Doak Street Bendigo. Architecturally, the house at 71 Neale Street is a well preserved, prominently sited and notable example of the Bungalow style.

2-4 Doak Street (no HO) – designed by George Austen in 1928 (pers comm current owners John and Mavis Lindsay). This house, although quite similar to 125-133 McIvor Road has been extended substantially from its original footprint. A photograph in possession of the current owners shows that the windows have also been altered and enlarged. Its garden has also been subdivided.

125 Bridge Street – has been identified previously (Butler & Assoc., 1993) as it is an excellent Inter-war design to be assessed as part of this study.

The house at 125 -133 McIvor Road is of an equivalent architectural quality to other Inter-war houses on the Heritage Overlay. It is of a higher integrity than that at 2-4 Doak Street (which was investigated for this study) and compares well with that of 80 Nolan Street Bendigo.

Statement of significance

What is significant?

The property Girrahween at 125-133 McIvor Road comprising a house built c.1925 and its garden setting are significant.

How is it significant?

125-13 McIvor Road is of historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The house located on a rise at 125-133 McIvor Road is historically significant in its associations with the Beischer family, many of whom were prominent community members in Bendigo during the late nineteenth and early-twentieth Centuries. The building was constructed as the private residence of Albert Ludwig Beischer, a dentist who practiced out of offices in the City's commercial centre at Pall Mall. Albert was well known in his profession and contributed to the progression of dentistry as a medical science. The adjacent land parcel at 2-4 Doak Street contains the private residence of Albert's brother William Beischer, likewise a dentist, who built the home shortly after his marriage in 1928. Their father Wilhelm Beischer and his wife Henrietta also had a home at McIvor Road, known as 'Bignold Park', and ran a bakery at 4 Weeroona Avenue for several years before passing the family business on to their son Frederick. The homes of sisters Medora and Laura Katerina were situated in nearby Bobs Street, making the area very closely associated with the Beischer family.

The house built in 1925, most probably to a design by architect George Austen, and the garden laid out to complement the house, is an excellent example of the high quality Inter-war development in Bendigo. This period in Bendigo's history is demonstrated through some fine housing undertaken for prominent professional and business people. Residential development along McIvor Road was part of the expansion of Bendigo away from the Victorian and Edwardian era streets associated with mining and other industries. The property is a landmark

near the top of the hill leading out of Bendigo and the house is complemented by the large garden setting of a comparable era to the house.

The house is an unusually large and intact Inter-war dwelling with Classical Revival features including porches supported by triple square pillars and multi-paned sash windows. The manner in which the house has been designed to sit on the large site through the introduction of two front elevations is notable. Particular features of the design include the use of face brick and render and the concrete tile hipped roof with restrained detail to the rendered chimneys. The pair of faceted bay windows and the recessed porch to the west elevation are notable, as is the original finely detailed door and window joinery. The glazing to the porch could be removed to reinstate the original west elevation should this be considered to be desirable. The quality of the design is similar to other residences known to have been designed by Architect George Austen, and he was known to have designed other houses for close family members.

The garden is a fine example of a layout and plantings contemporary with the design of the house, and still retaining aspects of hard landscaping in steps, pathways, driveway and rock garden edging. A lawn tennis court is also a notable part of the garden design. Some plantings are very typical of the 1920s and 30s such as the palm tree and shrubberies. Whilst the garden has lost significant mature plantings in recent years, there is still enough to the layout and some plantings that reflect the original design intent. (Criterion E)

131 GOYNES ROAD, EPSOM

Images



131 Goynes Road, Epsom



Kitchen and chimney at rear of house

Description

The house at 131 Goynes Road Epsom is located on a rural allotment. It has a substantial and well planted garden between the road and the house. A recently constructed timber picket fence borders the site. A photograph in possession of the current owners indicates that 131 Goynes Road is in close to its original condition externally. The front part of the house is of weatherboard construction and is designed in the Victorian style with a symmetrical front elevation, a pair of face brick decorative chimneys and a verandah with cast iron frieze and brackets. Windows are timber framed sashes with sidelights. At the rear there is a brick section of the house with a large chimney. This was once a detached kitchen but is now incorporated into the house through an extension that links the two buildings. It is possible that the brick part pre-dates the house, judging by the evidence provided by the small casement windows; however this has not been confirmed. Painted initials 'JG 1905' remains on the brickwork. Several outbuildings are set behind the house, one of which is constructed of timber vertical slabs and has a hipped roof. Although built of a particular traditional vernacular construction method, the condition of the timber is extremely good, indicating that it has probably been rebuilt. A modern steel shed has been constructed behind this outbuilding.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Place history

The property at 131 Goynes Road is situated within part of Crown allotment 51C, Section 2 (CA51C/2) in the township of Epsom, Parish of Sandhurst. The current landholding comprises an individually significant late-Victorian timber house, located on the west side of Goynes Road.

John Davey Goyne originally acquired CA51C/2 in 1887 and the existing house was constructed in the same year. John Goyne was son of a Cornish migrant of the same name who had visited several Victorian goldfields before arriving with his family at Bendigo in the

1850s, where he utilised his skills as an inventor to progress gold sieving techniques. In 1858 John Goyne senior established his successful ‘Stamper Grating Works’ factory at Epsom that manufactured gauze with a greater number of perforations, allowing smaller pieces of gold to be discovered by sieving (Hull 2006:29). Goyne became known as the highest quality gauze manufacturer in the colony, exporting his product around the world to places including New Zealand and South Africa (*Bendigo Advertiser* 25 July 1907:5).

John Goyne senior was a well-known community member in Bendigo due to the manufacturing business, as well as his positions as Justice of the Peace and Councillor of Huntly Shire (*Riverine Herald* 4 December 1889:2). He and his wife Catherine (nee Letcher) maintained their private residence called ‘Rosemundy’ (c.1858) nearby at Rosemundy Road, Epsom (HO421). This was also the site of Goyne’s factory facility that has since been demolished. Their family home became the first private dwelling in Bendigo to be fitted with electrified lighting in 1889, which was reported in local newspapers with great admiration (*Riverine Herald* 4 December 1889:2).

Together with his brother Frank, John Goyne junior stayed on in the district to be involved in their father’s business of gauze manufacturing (*Bendigo Advertiser* 25 July 1907:5). John married Alberta Louisa Hooley at White Hills in the 1880s and eight children resulted from the union. The house at 131 Goynes Road was constructed in 1887 as their family residence. 1890 municipal rate books value the house at Goynes Road, then known as Epsom Road, at £16 pounds (RB1890). Title records show that following his death in 1929, Goyne’s widow retained ownership of the house at CA51C/2 until it was purchased by one Alexander Burke in 1933. At this time Burke, a farmer, also purchased the surrounding allotments 51A/2 and 51D/2. In 1968 this combined holding was subdivided to the current land parcel occupied by the house at 131 Goynes Road.

The substantial contributions made by the Goyne family to the district led to the road where his home was situated to be named after him.

References

City of Bendigo Municipal rate books (RB).

‘Death of Mr John Goyne, J.P.’ (1907), *Bendigo Advertiser*, 25 July 1907:5.

Hull, Rita (2006), *Origins of Bendigo Street Names* (Book 1), Australian Institute of Genealogical Studies, Bendigo.

‘The Electric Light at Epsom’ (1889), *Riverine Herald*, 4 December 1889:2.

Comparative assessment

As a semi-rural locality, Epsom still retains a number of heritage places, some of which have been assessed for this study. Most development took place to the east of the Midland Highway closer to the Bendigo Pottery, where a number of small houses remain in its vicinity, as well as the Potter’s Arms in Taylor Street (the home of George Duncan Guthrie) – also assessed as part of this Study. The west side of the highway is notable for the Epsom Primary School in Adelaide Street and John Goyne’s other property, an Italianate house built in stages from 1858. Rosemundy (HO421).

There are large numbers of houses in the City of Greater Bendigo that are comparable to 131 Goyne’s Road in terms of period and style, however in the Epsom locality there are relatively few that have as high an integrity as 131 Goynes Road. In comparison there are Victorian era houses at 182-194 Midland Highway (HO857), 171 Midland Highway (a less intact example) that are similar to 131 Goynes Road. Other early houses in Epsom noted as part of fieldwork but are less intact include 13, 17, 19 and 21 Howard Street.

Whilst 131 Goynes Road is not unique in terms of its architecture, it is its historical associations with the Goyne family that establishes its significance within the Epsom locality.

Statement of significance

What is significant?

The property at 131 Goynes Road Epsom, built in 1887 for John Goyne junior, comprising a late-Victorian house, brick kitchen and timber slab outbuilding, is significant.

How is it significant?

The property at 131 Goynes Road Epsom is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The house at 131 Goynes Road, built for John Davey Goyne, son of a Cornish migrant John Goyne who made a substantial contribution as an inventor for improved gold sieving techniques through the manufacture of fine perforated gauze. Goyne’s factory located at the family home of Rosemundy near to 131 Goyne’s Road has been demolished, however the substantial family home and other outbuildings still exist. Goyne introduced his knowledge and skill to the colony as the foremost sieve gauze manufacturer in Australia during the nineteenth century. 131 Goynes Road is significant as the family residence of John Goyne junior who, together with his brother Frank was also involved in the family’s business enterprises. Whilst some of the land has been subdivided, the house, garden and outbuildings remain on a large rural allotment. (Criterion A)

The house has a high level of integrity when compared with a number of other nineteenth century comparable residences in Epsom and is considered to be an excellent and representative example of its type in the locality. (Criterion D)

The house at 131 Goynes Road is a representative example of a Victorian timber residence with a symmetrical front elevation, convex verandah with cast iron frieze, sash windows with sidelights and a four panelled door. The brick kitchen at the rear (now converted to a bedroom and joined to the house) is notable for its small casement windows, chimney and painted initials ‘JG 1905’. The vertical timber slab outbuilding is notable in its form and vernacular construction method, although much of the timber is likely to have been replaced. (Criterion E)



KEY
 Grant of proposed Heritage Overlay



131 Goynes Road
 Epsom

Client City of Greater Bendigo
 Project White Hills & East Bendigo Heritage Study
 Date 10/2/2016

CONTEXT
 22 Gentry Street, Bendigo, VIC 3480
 T 53 596 4332 F 53 599 4066
 www.context.com.au

EPSOM PRIMARY SCHOOL, HOWARD STREET, ASCOT

Images



Epsom Primary School, Ascot, view from Howard Street boundary



Epsom Primary School, Ascot, view from Howard Street boundary with elm trees

Description

The Epsom Primary School comprises a red brick classroom and a number of additional classrooms, shelter sheds and outbuildings on a rural site. There is a row of several elm trees at the front of the site, sheltering the school building from the road. The earliest brick building developed from 1881 and a small cloak room and entry was built in 1915 and added to the western side. Most of the site's development dates from 1979 when portable classrooms and other outbuildings were added. The site contains asphalted and grassed outdoor playing areas.

The 1881 building is described as a neat brick structure, 50 feet by 20 feet in size, with a corrugated iron roof, well ventilated and [with] accommodation for about 150 children. It is of a typically design found in a number of publically funded primary schools following the Education Act of 1874. They are characterised by pitched roofs with overhanging eaves, sash windows and plain wall surfaces. In the case of Epsom the pair of windows to the front elevation appear to be original, although in other schools these have often the been enlarged through joining them together as a result of the need for increased light levels inside. To the eastern end, one large window has been formed from smaller ones in this manner. A row of small windows with high sills are located to the north elevation. An extension has been built to the north.

Changes to the interior of the building have lowered the ceiling and converted its use from classroom to multi-purpose room to administration office. It is still however the landmark building on the site due to its age, character and proximity to Howard Street.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

8.0 Building Greater Bendigo's community life

Place history

Epsom Primary School is located east of Napier Street at Howard Street, Ascot, on Crown allotment 55 of Howard Street in the Parish of Sandhurst. The original school, which consisted

of a single red brick building, was officially opened in 1881 by the Minister of Education, Major MC Smith as State School No. 2367 Epsom (*Bendigo Advertiser*, 26 February 1881:1). A newspaper report of the opening described the building as “a neat brick structure, 50 feet by 20 feet in size, with a corrugated iron roof, well ventilated and [with] accommodation for about 150 children,” which was a sizeable school building for the time.

During the initial gold rush years at Sandhurst and surrounds, education was conducted informally in canvas tents and rudimentary buildings or by utilising churches as school rooms (Lovell Chen 2013:27). Settlement of Epsom during this time was not sufficient to sustain a school, and so children from the area instead attended the National School at White Hills that had opened in 1852 (Epsom Primary School 1981:4; Graeme Butler & Assoc. 1993 vol. 2:14). This changed during 1855 when gold mining at Epsom expanded and a more permanent population was established, which saw denominational Roman Catholic, Presbyterian and Church of England schools open within three years (Epsom Primary School 1981:4).

Non-sectarian and Denominational Victorian schools were managed by separate government bodies up until 1862 when a single Board of Education was established (Blake 1973:38). This system was replaced by the Department of Education in 1872 that introduced free, compulsory education in Victoria and was the first Australian colony to do so (PROV). School attendance across the State subsequently increased by approximately 50 per cent (PROV). A surge in the construction of school buildings followed these changes, as the Department of Education offered financial incentives to communities to purchase or donate land for the construction of a school (Lovell Chen 2013:148).

Epsom State School was fortunate enough to be constructed entirely of Department funds on property donated by Edward Bissill (*Bendigo Advertiser*, 26 February 1881:1; State Library of Victoria 1890). Bissill was an influential property holder in the Bendigo area who owned a large granite quarry at Big Hill, which supplied the stone for Bendigo Gaol and other structures including the Bissill family estate at Belvoir Park (Lovell Chen 2013:58). In 1895 the School entered a period of downturn when its headmaster was transferred to Maldon, leaving them without a head teacher. This situation continued against public protest until the Education Department finally appointed a new headmaster in 1906, lifting the profile of the School once again (Epsom Primary School 1981:4).

In 1911 a School Committee made up of concerned parents was established that successfully raised funds for improvements, through means such as renting out the space as an entertainment venue (Epsom Primary School 1981:11). Improvements made over the years included a small library, a platform for staging plays and performances, installation of electricity, a shed for outdoor shelter and ‘beautifying’ the surrounds (*Bendigonian*, 17 February 1914:11). The Committee also successfully lobbied the Department of Education for a cloak room, which was added to the west-facing entrance in 1915 and survives today (*Bendigonian*, 23 February 1915:11).

Epsom State School remained a popular choice for local families throughout the twentieth century. Enrolment was around 40 pupils in 1956, which expanded to 65 in the mid-1960s (Epsom Primary School 1981:7). This rise together with housing developments in the area led to the addition of a portable classroom in 1979 and construction of several new outbuildings (Epsom Primary School 1981:9). By this time the original red brick structure had been converted to a multipurpose room and undergone changes that saw the porch lined, chimney demolished, gas heating installed and the roof replaced and ceiling lowered (Epsom Primary School 1981:9). The brick building which is visible from Howard Street is the only extant structure from the 1881 design, and is now used as the School’s central administration office.

The school has since been renamed Epsom Primary School and in 2014 had a total student population of 204 (*Bendigo Advertiser*, 10 July 2014). As a result of the sharp spike in enrolments in recent years, Epsom Primary School has been allocated funds by the State Government for an upgrade (*Bendigo Advertiser*, 10 July 2014).

References

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- 'Funding Boost for Epsom Primary School' (2014), *Bendigo Advertiser*, 10 July 2014.
- Lovell Chen (2013), *Greater Bendigo Thematic Environmental History*, prepared for the City of Greater Bendigo.
- State Library of Victoria (1890), online map collection including 'Township of Epsom, Parish of Sandhurst', dated 1890.
- VA 713 (PROV), Board of Education, description of Agency records, Public Record Office Victoria.

Comparative assessment

There are a large number of primary schools in the City of Greater Bendigo. These generally fall into one of two groups including large urban schools, many of which are on the Heritage Overlay; and smaller rural schools, some as small as one room. School design in the nineteenth century could be highly elaborate and many fine architects were employed in the Public Works Department were employed in their design and construction. In Bendigo a number of these schools are on the Heritage Overlay including California Gully (HO330), Eaglehawk North (HO649), Eaglehawk (HO364) and Long Gully (HO545). The largest and grandest of these is Camp Hill Central School in Rosalind Park (HO142).

On the other hand, there are a large number of small rural schools generally built post 1874 and conforming to a single or double room format with porch. A number of these have also been placed on the Heritage Overlay. Similar to Epsom is Axedale (brick) (HO735), Strathfieldsaye (timber) (HO834), Neilborough North (timber, no HO), Kangaroo Flat (HO524), Longlea (HO791) and Mandurang South (timber) (HO712). A more decorative version of the one room school is at Marong (dichrome brick) (HO560), Woodvale Hall (dichrome brick) (HO694) and Big Hill (dichrome brick and residence attached) (HO743). A rather altered Raywood PS (no HO) is similar to Epsom but has a lower integrity due to the addition of a war memorial entrance.

Of the small rural schools in Greater Bendigo Epsom is similar in character and age of construction and is of a higher integrity than some.

Statement of significance

What is significant?

The Epsom Primary School of 1881 red brick building with porch added in 1915 and the elm trees are significant. The extent of the HO is taken to be 25m x 15m around the building as mapped. Later school buildings dating from c. 1979 that have been added to the site are not significant.

How is it significant?

The Epsom Primary School is of local historic, aesthetic and social value to the City of Greater Bendigo.

Why is it significant?

The Epsom Primary School, opened in 1881 by the Minister of Education Major MC Smith represents the face of public education in the small rural locality. Following rudimentary accommodation in tents and other temporary structures, the building of Epsom Primary School represented acknowledgment of the small settlement; and convenience for local families in educating their children locally rather than travelling to nearby White Hills. The building is of significance as a symbol of community pride that has seen improvements made to the structure and the use of local funds. (Criterion A)

The Epsom Primary School is a small but prominent landmark building in Howard Street. It has a pitched roof form, matching porch, timber framed sash windows, a corrugated iron roof and red brick walls. It compares with other examples of small rural schools drawn from around the City of Greater Bendigo, including those at Axedale and Raywood that have had more alterations and additions. It is a representative Public works Department school design for a one-room school but has a relatively high integrity. (Criteria D & E)

Epsom Primary School continues to serve its community and local residents and others are highly likely to have strong connections to the place, based on their own school attendance and that of subsequent generations. (Criterion G)



89-91 LUCAN STREET, NORTH BENDIGO

Images



89 Lucan Street, North Bendigo



89-91 Lucan Street, North Bendigo, showing residence on left and shop on right

Description

Lucan Street leads north of the Bendigo city centre and is today characterised by a mix of different eras of development. The Anne Caudle Centre, part of Bendigo Health and formerly the Bendigo Benevolent Asylum dominates the street as a key historic place. Commercial premises at 105 and 89-91 Lucan Street are reminders of the earlier commercial function of the street.

The building comprises a mid nineteenth century shop and an attached residence of a late Victorian Edwardian transition style. The house is set back from the street frontage and has a triangular parapet with urns beneath which is a projecting gable feature with barge boards and a turned finial. Panels moulded into to the cement render form additional decoration to the façade. A box bay window projects in to the front verandah which is supported on timber posts with a cast iron frieze. A modern steel picket fence has been constructed across the frontage. The style and construction of the residence indicates that it is most likely to have been built some time in the 1880s, replacing an earlier building dated from the 1860s.

The shop has zero setback from the street frontage and comprises a decorative rendered façade with central door and a pair of large tri-partite windows with decorative surround mouldings. Above a string course a garland motif is repeated across the whole frontage, sitting beneath a semi-circular parapet above the front door. The wall surface render has quoining to the corners and the side wall is of painted brick. The doorway has a label moulding and slightly recessed door. There are two rendered chimneys with string courses (one with a terracotta chimney pot). The design of the shop appears to be an earlier construction than the house, with architectural features that indicate a construction date from the mid to late 1860s.

In 2014-15 substantial redevelopment has taken place to the property with the house remaining intact but only the façade of the shop remaining following demolition of the building behind it. The street presence of the façade is still strong despite its loss of integrity.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

2.0 Peopling Greater Bendigo's places and landscapes

5.0 Building Greater Bendigo's industries and workforce

6.0 Building towns, cities and the Greater Bendigo area

8.0 Building Greater Bendigo's community life

Place history

The property at 89-91 Lucan Street, Bendigo, consists of two buildings situated on the east side of Lucan Street at Crown allotment 14, Section 26c in the Parish of Sandhurst (CA14/26c). The buildings at CA14/26c were constructed in two separate sections with a commercial shop frontage on the south side of the allotment and residence on the north.

Lucan is a continuation of Barnard Street, extending east between Arnold and Bakewell streets. Municipal rate books show that Lucan Street was central to Sandhurst's residential development following the gold rush boom of the 1850s, with heavy occupation of the street by late in the decade. It appears that at this time many of the dwellings were built on Crown Land and were of cheap construction, which together with the street's location on the outskirts of poor areas at Irish Town; indicate many may have been temporary Miner's Right houses that were subsequently demolished. This view is supported by later rate books c1860s that note the occupation of ratepayers, a large proportion of whom were miners. During the 1860s Lucan began to develop with more of a commercial focus, with the addition of stables, offices, shops, factories and warehouses notable in contemporaneous rate books.

The late-Victorian dwelling at 89 Lucan Street is associated with Thomas Pritchard, who co-leased Bendigo's Adelaide Brewery, also at Lucan Street. The brewery was originally established by Messrs Farrington & Jones in 1854 until the lease was taken over by Thomas Pritchard and Charles Chamberlain in 1879 ('Adelaide Brewery' 1975:9).

A T Burch originally acquired CA14/26c in 1855, which was then purchased by James Nelson Jones of Farrington & Jones in 1860. Municipal rate books first describe Jones' holdings at 111 Lucan Street as containing a 'brewery' in 1860, then also a 'house' at 89 Lucan Street by 1866, indicating that the house and brewery were linked by householder and separated by only six other residences (RB1730; RB2561). The 1865 valuation describes Jones' property as a 'brick house'; however, this is unlikely to be the house currently occupying the site (RB2288).

Thomas Pritchard, an English migrant, married a Mary Stevenson at Sandhurst in 1862, where they lived at Stewart Street before moving to Lucan Street sometime during the early-1880s. Their home at 89 Lucan Street was called 'Leicester' after Mary's English birthplace. Thomas' death in 1909 was mourned at a funeral well-attended by the Bendigo community for this long-time resident, after which ownership of CA14/26c was transferred to his wife Mary (*Bendigo Advertiser* 7 June 1909:5). Thomas Pritchard Junior then inherited 89 Lucan a short time before his mother's death in 1917 (*Bendigo Advertiser* 22 September 1917:9). Thomas retained the property until 1926 when it was sold to local physician David Crombie in 1926, who operated a doctor's surgery out of the shopfront and utilised the separate dwelling as his private residence (S&Mc 1926).

References

- 'Adelaide Brewery' (1975), *Victorian Beer Label Collectors' Society*, vol. 4, no. 2, April 1975.
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- City of Bendigo Municipal rate books (RB).
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- 'Obituary' (1909), *Bendigo Advertiser*, 7 June 1909:5.

Comparative assessment

Commercial buildings

Small commercial buildings are found throughout the suburbs of Bendigo and Eaglehawk, as well as in smaller townships including Redesdale and Heathcote. High Street Heathcote comprises a number of comparable buildings built from the 1860s and are included within, Heathcote Precinct (HO723). Most have been altered through addition or by the removal of front verandahs and the replacement of shopfront windows. The former 'Victoria Store' at 143-147 High Street, Kangaroo Flat (HO510), comprises a single-storey brick building which dates from 1870. A two storey commercial building at 38-40 Williamson Street Bendigo has a rather austere upper storey and an altered verandah. These examples are comparable with that of 105 Lucan Street in age, style and integrity. Examples of simple nineteenth century shops are found in Arnold Street Bendigo North near the corner of Michelsen Street. This small commercial area is located within the Drought Street Precinct (HO4).

Of most direct comparison is 105 Lucan Street, a commercial building that makes a fine contribution to the streetscape. It has also been assessed as part of this study and the remaining parts of the building have been found to be of local significance. As areas at the edge of the city of Bendigo are changing, commercial buildings are often subject to redevelopment, and both 105 Lucan Street and 89-91 Lucan Street are isolated examples of nineteenth century commercial activities.

Statement of significance

What is significant?

89-91 Lucan Street Bendigo comprising a combination of shop and house is significant. Significant components of the site include the 1880s residence and the remaining façade of the 1860s shop.

How is it significant?

89-91 Lucan Street Bendigo is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

89-91 Lucan Street is historically significant for its ability to demonstrate the increasingly rare nineteenth century commercial elements of Lucan Street. Its association with Thomas Pritchard, proprietor of the Adelaide Brewery from 1879 is of interest, the brewery operating from nearby premises at 111 Lucan Street in the 1860s. (Criterion A)

The combination of the commercial premises from the mid 1860s and the residence, once quite common in the nineteenth and early twentieth century, but is now unusual, particularly in a city edge location. Both buildings are nineteenth century landmarks in Lucan Street. (Criterion G)

89-91 Lucan Street demonstrates a fine example of commercial premises and attached residence despite its loss of building fabric behind the façade. Whilst this demolition has impacted heavily on the integrity of the site, the façade remains as key landmark in Lucan Street. The house is important for its late nineteenth century architectural character comprising a triangular pediment with urns, box bay window, verandah with cast iron frieze and the decorative gable above the verandah. The façade of the shop is significant for the richly rendered detail of string coursing and garlands, the large windows with rendered surrounds, chimneys, quoining and the entry door with label mould. The mid-Victorian residence is considered individually significant, as is the façade of the late-Victorian era shopfront. This property, despite its partial demolition has a particularly fine ornamental façade that contributes to the street's character. The remaining elements of the shop's façade are quite intact. (Criterion E)

105 LUCAN STREET, NORTH BENDIGO

Images



105 Lucan Street, North Bendigo



105 Lucan Street, North Bendigo, view from western boundary

Description

Lucan Street leads north of the Bendigo city centre and is today characterised by a mix of different eras of development. The Anne Caudle Centre, part of Bendigo Health and formerly the Bendigo Benevolent Asylum dominates the street as a key historic place. Commercial premises at 105 and 89-91 are reminders of the commercial function of the street.

105 Lucan Street has no setback from the street and is a Victorian style commercial building featuring an asymmetrical frontage of central door with two windows of unequal size. A parapet with recessed panel and a pediment with console brackets conceals the roof behind. The wall has been painted, however the arches to each of the openings have remained as unpainted red rubbed bricks with tuck pointing and terra cotta voussoirs (keystones). The brickwork to the front wall appears to have been rebuilt at the upper level as there is a change in the type of brick and pointing above the springing point of the arches. Each opening has a double rebate in the brickwork, giving the appearance of a deeply recessed window or door. The base wall has been rendered and painted, although this is likely to be a later addition to conceal damage at this lower level. It appears that the larger window may have been replaced with one of smaller height; however the timber sash frame visible beneath the later metal screen is of fine glazing bars in a Victorian shopfront pattern. The front door is four panelled with a top light above. Although having had a number of alterations, 105 Lucan Street still has the appearance of a Victorian commercial building and is an important streetscape element in Lucan Street.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

Place history

The property at 105 Lucan Street, Bendigo, consists of a commercial building situated on the east side of Lucan Street at Crown allotment 16, Section 26c in the Parish of Sandhurst (CA16/26c). The commercial building was constructed during the late-Victorian era and is considered individually significant.

Lucan is a continuation of Barnard Street, extending east between Arnold and Bakewell streets. Municipal rate books show that Lucan Street was central to Sandhurst's residential development following the gold rush boom of the 1850s, with heavy occupation of the street by late in the decade. At this time many of the dwellings were built on Crown Land and were of cheap construction, which together with the street's location on the outskirts of poor areas at Irish Town; indicate many may have been temporary Miner's Right houses that were subsequently demolished. This is supported by later rate books c1860s that note the occupation of ratepayers, a large proportion of whom were miners. During the 1860s Lucan Street began to develop with more of a commercial focus, with the addition of stables, offices, shops, factories and warehouses notable in contemporaneous rate books.

CA16/26c was originally occupied by one T Barrow in 1855 and subsequently by Alfred John Mills, a cooper, in 1861 and had a rateable value of £15 (RB1925). This valuation jumped significantly to £28 in the year 1872, when the site was described as 'land, store and house', indicating that the existing Victorian-era commercial building was constructed between 1871 and 1872 (RB4472). At this time Alfred Mills is named as the owner and occupant, but in subsequent years leased the building to individuals who lived at and operated businesses from the address, including an asphalter, carpenter, cordial maker, butcher and cellarman (RB).

The value of the property fluctuated during the late-nineteenth century, and by 1905 rate books describe one Charlotte Strode, storekeeper, as the occupant of CA16/26c (RB5857). Strode has also acquired two adjacent allotments previously owned by Mills, which together had a combined valued of £30 (RB5857). In 1925 CA16/26c was occupied by confectioners Sarah and Thomas O'Dwyer (S&Mc1925) and then by fruiterers Augusta and Alfred Sumpton in 1942, at which time directories also indicate a private residence at the same address (S&Mc1942).

References

City of Bendigo Municipal rate books (RB).

Sands & McDougall Directories (S&Mc).

Comparative assessment

Small commercial buildings are found throughout the suburbs of Bendigo and Eaglehawk, as well as in smaller townships including Redesdale and Heathcote. High Street Heathcote comprises a number of comparable buildings built from the 1860s and are included within (HO723), Heathcote Precinct. Most have been altered in a number of ways, including the addition or for removal of front verandahs. The former 'Victoria Store' at 143-147 High Street, Kangaroo Flat (HO510), comprises a single-storey brick building which dates from 1870. A two storey commercial building at 38-40 Williamson Street Bendigo has a rather austere upper storey and an altered verandah. These examples are comparable with that of 105 Lucan Street in age, style and integrity. Of most direct comparison is 89-91 Lucan Street, a house and commercial building that has been demolished behind the commercial façade, but still makes a contribution to the streetscape. It has also been assessed as part of this Study and found to be of local significance. As areas at the edge of the City of Bendigo are changing, commercial buildings become rarer, and both 105 Lucan Street and 89-91 Lucan Street are isolated examples. Examples of simple nineteenth century shops are also found in Arnold Street Bendigo North near the corner of Michelsen Street. This small commercial area is located within the Drought Street Precinct (HO4).

Statement of significance

What is significant?

The building at 105 Lucan Street Bendigo, comprising a Victorian era commercial building built in 1872 is significant.

How is it significant?

The building at 105 Lucan Street Bendigo is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former commercial premises at 105 Lucan Street are significant for its association with a range of business enterprises that demonstrate the mid nineteenth century development of Bendigo. As a focus for commercial activity before it transitioned into a largely residential area during the early decades of the twentieth century, 105 Lucan Street is able to demonstrate its previous use. (Criterion A)

105 Lucan Street demonstrates landmark qualities of commercial buildings once quite common in the nineteenth and early twentieth century, is now unusual, particularly in a city edge location. (Criterion G)

105 Lucan Street is an excellent example of a nineteenth century commercial building and is a landmark building together with 89-91 Lucan Street. The characteristic elements include the zero setback from the street, the parapet with triangular pediment, recessed brickwork panel and rubbed brickwork with tuck pointing to the asymmetrical window openings and four panel door with sidelight. Although some alterations have occurred in the form of painting to the brickwork and render below the window sills, the building still demonstrates its nineteenth century architectural detailing and materials. (Criterion E)

4 & 4A WEEROONA AVENUE, NORTH BENDIGO

Images



4 Weeroona Avenue, North Bendigo, showing house on left and bakery on right



4 Weeroona Avenue, North Bendigo, bakery



4 Weeroona Avenue, North Bendigo, house at rear of site



4 Weeroona Avenue, North Bendigo, house at front of site

Description

The property comprising a residence and former bakery operated by German migrant Wilhelm Frederick Beischer in 1858 at 4 Weeroona Avenue (formerly White Hills Road) North Bendigo is located between the Bendigo Gasworks site and the Tyson's Reef Hotel (formerly the Bakery Arms Hotel). The property comprises a rendered brick residence at the front of the site, together with the stone bakery sited behind. Two additional timber outbuildings are also located at the rear of the property.

The Victorian house fronts Weeroona Avenue and has a hip roof and return verandah. A modern steel palisade and brick fence has been built fronting Weeroona Street. The Victorian house at 4 Weeroona has a central front door and a pair of sash windows with sidelights. A pair of brick and render chimneys balances the composition. The front door is four panelled and has a top and sidelights.

The bakery is built of sandstone in a random rubble pattern and has been altered internally with the space subdivided, however the roof structure shows that it was designed to be spanned across one space. The sandstone section has undergone a number of changes through the addition of windows and a verandah that returns down the side. It has a large baker's oven branded 'The Acme'. The bakery has been integrated with the house by the addition of a glass roofed structure linking the two parts.

The outbuildings include a brick and timber garage with timber doors and windows into the roof space. Another small timber outbuilding looks as if it was a second house on the site and appears to date from the 1930s.

A contemporary two storey house occupies the site of 4A Weeroona Avenue. Although this is on the same site as 4 Weeroona it is located toward the rear, and set behind a high brick fence and is visually separated.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

5.0 Building Greater Bendigo's industries and workforce

6.0 Building towns, cities and the Greater Bendigo area

Place history

The property at 4 & 4A Weeroona Avenue, Bendigo, consists of two separate structures situated on Crown allotments 10, 11 and parts of 9 and 12, Section 13 (CA9-12/13) in the Parish of Sandhurst. The earlier stone building at the rear of the property was constructed during the Victorian era, while the rendered brick building at the forefront dates to the Federation era.

Weeroona Avenue is a continuation of Bridge Street between Bakewell and Napier streets and was formerly known as White Hills Road, as well as Lower Bridge Street in some early municipal rate books (Hull 2010:53). The avenue was renamed after Lake Weeroona, which it runs adjacent to on the Lake's eastern side. The Lake reserve, established c1874, is individually significant as a public recreational and social space utilised by Bendigonians, and more particularly by workers of the nearby former Bendigo Gas Works (c1859). The former Gas Works site itself is also individually significant and abuts 4 & 4A Weeroona Avenue on its northern and eastern boundaries.

George Schellenberger originally acquired CA9-10/13, while A Arnold acquired CA11/13 and J Williams CA12/13, all in 1857. The existing Victorian-era stone building was originally a bakery established by Schellenberger at CA9-10/13 in c1858, historically known as number 8 White Hills Road, located almost immediately adjacent to where the Tyson's Reef Hotel (c1896-) currently stands (*Bendigo Weekly* 10 February 2012; RB1604). Schellenberger also established a hotel next door called the Bakery Arms Hotel that has since been demolished. Following Schellenberger's death in 1876, his employee German migrant Wilhelm Frederick Beischer took over the bakery and married one of Schellenberger's daughters in 1878.

From this date onwards, the house is listed together with the bakery in Municipal rate books and maintains a consistent value of £40 up until 1905, when its value decreased to £36 (RB5902). By 1909 the property had reached £46, indicating construction of the additional Federation building during the period between 1905 and 1909 (RB5587-8). The 1942 postal directory lists the property still under the ownership of Frederick Beischer and continuing to operate as a bakery (S&Mc).

Beischer's enterprise at Weeroona Avenue was a well-known bakery at Irishtown and the successful business was passed down through the family in a consistent chain of ownership through to the 1950s (Certificates of Title). Wilhelm's son Frederick took over the business after his father's death and the building continued to operate as a bakery until 1957, at which time it was sold by the Beischer family. Outside of baking, the Beischer's were prominent figures in Bendigo both commercially and socially in the early to mid-twentieth century, especially Wilhelm's sons Albert and William who were affluent dentists (*Bendigo Weekly* 24 April 2015).

References

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Comparative assessment

Small bakeries were once a common feature of most towns and cities; however by the 1950s large companies had all but destroyed local industry that could not compete with the mass production and widespread delivery.

A search of the HERMES database revealed only one other bakery documented in the Bendigo area. Connell's Bakery cnr Williams Street and Eaglehawk Road (no HO) in the locality of Ironbark is a typical nineteenth century shop with verandah and attached residence. Other former bakeries are highly likely to exist throughout Bendigo but to date have not been recorded. The bakery at 4 Weeroona Avenue is considered to be rare however future research may uncover further examples. A shop, bakery and house at 107 High Street Heathcote (HO673) comprise a complex of buildings from c.1920 and is comparable in its integrity.

Statement of significance

What is significant?

The property at 4 and 4A Weeroona Avenue North Bendigo, comprising a Victorian residence and former bakery operated by German migrant Wilhelm Frederick Beischer dating to 1858 is significant. The contemporary house at 4A Weeroona Avenue is not significant.

How is it significant?

The property at 4 and 4A Weeroona Avenue is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The residence and former bakery established by German migrant Wilhelm Frederick Beischer in 1858 is a rare early example of a bakery industry at Bendigo. The site also has long associations with the Beischer family, who passed down the business in a consistent chain of ownership to 1957, lasting almost 100 years. The Beischers were well known in the Bendigo community and their bakery was an important industry in Irishtown. From 1878 the property combined a residence with the bakery business and shows the integration of work and home in small industry in the nineteenth century. A small timber house (c.1930s) and garage at the rear of the site are of interest mainly for their association with the bakery. (Criterion A)

The bakery is significant as a substantial random rubble sandstone structure, and for its large cast iron fronted 'Acme' baker's oven. The bakery has been altered through its integration with the house, with the addition of a side verandah, changes to windows and doors, and internal alterations, but the stone walls still demonstrate the structure and extent of the bakery. The house dating from 1878 and featuring sash windows with sidelights, a panelled front door with top light, verandah and a pair of face brick chimneys is significant as for its association with the bakery and as a contributory element in the streetscape. (Criterion E)

14 HEINZ STREET, WHITE HILLS, RESIDENCE & STABLE COMPLEX

Images



14 Heinz Street, White Hills, house



14 Heinz Street, White Hills, stable

Description

The Heinz Street residence and stable complex contains a number of buildings: the two main buildings being a residence dating from 1895-98 and a large stables building dating from c. 1920s. There is another stables building at the rear of the property and a number of smaller outbuildings including two timber buildings, and one fibro/timber building, as well as several later steel sheds.

The residence is a typical weatherboard late Victorian-style house with hipped roof and projecting gabled section with encircling bullnose verandah. The main stables building is a large timber framed weatherboard structure with gabled roof and venting gables. The east section of the building has a higher roof, which housed a hay loft. The main stables building, with the horse stalls, is intact externally and internally and is in good condition. The water tank has been adapted to dispense grain.

Although not included within the boundaries of 14 Heinz Street, a substantial dam measuring approximately 22 metres by 12 metres and brick-lined on two sides is located on the Ross Street roadside reserve at the rear of the property. From a site visit, it seems likely that the dam, filled from a race system and water storage that was reserved in 1908, was connected to 14 Heinz Street by a channel that perhaps provided water for horse troughs and for pastures (Ballinger, 2012:2-3).

Recent changes to the site have included subdivision of the site into several parcels and the re-alignment of the rear stable building (Ross Street frontage).

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 2.0 Peopling Greater Bendigo's places and landscapes
- 4.0 Transforming and managing Greater Bendigo's land and natural resources
- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

8.0 Building Greater Bendigo's community life

9.0 Shaping Greater Bendigo's cultural and creative life

Place history

The property at 14 Heinz Street, White Hills, is located opposite the Epsom Racecourse on Crown allotments 5-8, Section 16E in the Parish of Sandhurst (CA5-8/16E). The existing buildings consist of a house and stable complex dating to the Victorian era with some later alterations.

The following history was adapted from the report prepared by Ballinger (2012).

CA5-8/16E was originally acquired by one Alice Maud Gover (nee Mumby), wife of local apiarist and builder George Gover, in 1891 (S&Mc 1895). The pair also owned Crown allotments 11 and 12 to the east. In September 1894, the street between Napoleon Crescent and the Epsom Racecourse was named Heinz Street after the mayor of the City of Bendigo at the time, Cr Heinz (*Bendigo Advertiser* 1 September 1894:3). In 1895, CA5-8/16E was valued at £17 (RB7390). In 1898, CA5-8/16E was rated at a net annual value of £24, indicating that a new residence may have been constructed on the land in the period 1895-98 (RB7757).

This equine property was associated with the current Epsom Racecourse located to the south, as a place for trainers/owners to agist their horses in close proximity to the track. Epsom Racecourse is also believed to be the site of Bendigo goldfields' first horse races in April of 1854 (Lemon 1987:233). The popularity of this sporting activity led racing tracks to be established at Epsom, Redesdale and Axedale, and by the late nineteenth century, Bendigo's horse racing industry was a thriving sporting activity and means of asserting colonial social hierarchies (Cashman 1997:15).

On 29 January 1908, Sarah Alice Corr, gentlewoman of Queen Street Bendigo, took over ownership of Crown allotments 5-8/16E from Gover, and took out a mortgage on the allotments to John Quick, William Beebe and John Beall Young on the same day. In 1910-11, the property was rated at a net annual value of £24 (RBp55). The mortgage was transferred to Sandhurst and Northern District Trustees Executors and Agency Company Limited on 5 November 1913 (Certificates of Title).

Sarah Corr transferred title to Crown Allotments 5, 6, 7 and part of 8, Section 16E, in 1914 (the four allotments were amalgamated into one allotment of two acres and 15 perches) to Isabella Jane McCalman, who took out a mortgage on the land to Rupert John Watson and Harold Percy Watson (Certificates of Title). Isabella McCalman was the daughter of Andrew Oliver Andison, born in Portland in 1857, and Flora Olive Cameron, born in 1858, who married in 1880 and lived at Sandford in Western Victoria (BDM database). Isabella McCalman married Henry 'Harry' Murray McCalman at Sandford in 1911 (BDM database).

Isabella McCalman purchased neighbouring Crown allotments 9 and 10 (18 Heinz Street), measuring one acre one perch, in 1921 (Certificate of Title). The acquisition of these allotments brought Isabella McCalman's total holdings in Heinz Street to over three acres. In 1914-15 and 1915-16, Isabella McCalman's land and house in Heinz Street had a net annual value of £40; an increase of £16 between the years of 1911 and 1914. In 1920-21, her property at 14 Heinz Street (land and house) had a net annual value of £60 (RBp64). These increases in value likely reflect the construction of additional buildings in the period 1914-21 and may indicate the establishment of stable and training facilities for use by Harry McCalman.

Harry McCalman, who was a jockey and trained horses in Casterton before moving to White Hills, became a prominent Victorian racehorse trainer. He used the White Hills properties in Heinz Street to educate and stable horses. He also had quarters at Caulfield until 1924 and Flemington from 1925 (*The Register* 22 January 1925:7). A 1923 article stated that before 'Harry McCalman of White Hills, Bendigo... "came out of his shell"' by winning the 1922 Caulfield Cup, he was 'chiefly noted as a trainer of hurdle and steeplechase horses' (*The Register* 5 July 1923:4). One of McCalman's principle clients was Ben Chaffey, chairman of the Victoria Amateur Turf Club (the forerunner to the Melbourne Racing Club) and owner of racehorses

Whittier and Manfred. Ben Chaffey was also the son of George Chaffey, who with his brother William Chaffey founded the Mildura irrigation settlement in 1886 (Obituaries Australia). McCalman trained Whittier, which won the Caulfield Cup in 1922 and 1925, and Manfred, which won the Caulfield Cup in 1926. Whittier and Manfred were also Victoria Derby winners in 1922 and 1925 respectively. Both Manfred and Whittier were trained by McCalman at his White Hills stables and on the Epsom Racecourse (Styring 2010). McCalman named his Heinz Street stable 'Manfred Lodge' after the horse that went to the barrier 28 times (Styring 2010). A bar at the Bendigo Racecourse is named the Manfred Room after Harry McCalman's success with the horse. McCalman won upwards of £100,000 in stakes for his patrons, with Manfred winning eleven races and £28,830 in stakes and Whittier earning £26,596 for 17 wins (*Perth Daily News* 11 July 1933:2.). Ben Chaffey gave McCalman half of the £5,000 prize money won by Whittier in the 1922 Caulfield Cup (*The Caulfield Cup* 1976:176).

Racehorse trainer Andrew Oliver Andison (who was Harry McCalman's manager and Isabella McCalman's brother) purchased McCalman's racing stable business at White Hills in 1926 and also took over ownership of the neighbouring property at 18 Heinz Street on 5 June 1928 (Certificate of Title). In the same month, the long term friendship and business arrangement between Ben Chaffey and McCalman broke down over the racehorse Finsbury, owned by Chaffey and trained by McCalman. Deemed the favourite for the 1928 Adelaide Cup, the horse didn't run a place (*Northern Territory Times* 22 June 1928:8). It is believed that Harry and Isabella McCalman moved to Ascot Vale at this time, with Harry retiring from horse training and spending long periods in Adelaide where the milder winters benefited his health.

The property at Heinz Street was rated at a net annual value of £60 in 1925 and £80 in 1928-9, indicating that further improvements and/or additional buildings, likely components of the stable complex, were added to the property by Andrew Andison between 1925 and 1929 (RB1925:69; RB1928-9:73).

After a week's serious illness, on 11 July 1933 Harry McCalman died at his home at 40 Lucknow Street Ascot Vale aged 53 (*Argus*, 11 July 1936:17). Because he left no will, an application to grant letters of administration was lodged at the Probate Office in September 1933 (*Age* 20 September 1933:10). Isabella McCalman retained ownership of the property at 14 Heinz Street, White Hills (Certificate of Title).

A 1949 sewerage plan of 14 Heinz Street, White Hills, shows the following buildings in existence: a weatherboard house with verandah and an adjoining small brick building at the rear (perhaps a kitchen); a brick and galvanised iron outbuilding; three weatherboard outbuildings; a small galvanised iron outbuilding; and a tank. Two dams, one with brick retaining walls, are shown at the rear of the property.³⁷ The east dam is in evidence today at the rear of 14 Heinz Street and may have provided water to the property for stock and the irrigation of fodder.

After Isabella McCalman's death on 29 January 1949, title to 14 Heinz Street was transferred to her brother Andrew O Andison, trainer, on 21 September 1950. After Andison's death in January 1952, the properties at 14 and 18 Heinz Street were taken over by his widow Margaret Mary Andison.

Cecil Claude Taylor, retiree, of Thistle Street, Bendigo took over ownership of 14 Heinz Street on 1 May 1958. A Plan of House Drainage dated 1962 for the property, named 'Manfred Lodge' on the plan, described the residence as a weatherboard dwelling; the same outbuildings as detailed in the sewerage plan of 1949 were *in situ* (Bendigo Sewerage Authority 1962).

Cecil Taylor died on 24 May 1967. Thomas Patrick Torpy, trainer, and Mariebeth Torpy, married woman, both of Carsons Lane, Epsom, became the proprietors of 14 Heinz Street in November of 1967. Tom Torpy was a well-known Bendigo horse trainer who won the Horse Training Industry Award in 1998. He grew up at Bungaree and went on to train a Ballarat Cup winner. In 2009, the Courier newspaper reported that Tom Torpy's career highlights included: "finishing second with Narthanya in the 1973 Melbourne Cup behind Gala Supreme. He also won the 1977 Ballarat Cup with Narjour, and the 1978 Grand National Hurdle and Australian

Hurdle with Donbredean. Torpy also prepared miler Gathering Gold, which held the track record in Bendigo for many years; multiple winners Point Henry and Jakes Woman; plus the likes of November Sun, Foreshore, Ensign Star, All Honour, Flight Hostess and Royal Calcutta. He also mentored apprentice jockeys, including his son Neil and daughter Helen, and Garry Fuzzard. Another daughter, Anne Yates, is a racehorse trainer in Bendigo.” (*The Courier* 2009)

Tom Torpy died after battling illness for two years in November 2009 leaving the property to his wife, Mariebeth Torpy.

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‘Racing man’s death: Mr Harry McCalman’s successful career’, *Perth Daily News*, 11 July 1933:2.

Sandhurst Parish Plan, Department of Lands and Survey, Melbourne, 1961.

‘Sports and Pastimes: Sporting Notes’ (1923), *The Register*, 5 July 1923:4.

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‘Top trainer Tom Torpy dies’ (2009), *The Courier* (Adelaide), 4 November 2009.

Comparative assessment

The significance of 14 Heinz Street lies in its ability to demonstrate an association with the horse racing industry through the combination of residence and stables. Two other complexes in the City of Greater Bendigo with stables are on the Victorian Heritage Register, including Ravenswood Homestead 4912 Calder Highway Ravenswood (H0315), and former Bush’s Store 94 Williamson Street and 12 Myers Street Bendigo (H1752). A further residence-stable complex is included on the Heritage Overlay, the former Police Station, Blucher Street Strathfieldsaye (HO830). It is expected that a number of other Bendigo residences have stables but that these are not specifically documented. As a comparison these stable do not have the historical associations with the racing industry that 14 Heinz Street displays.

The residence and stables at 14 Heinz Street is one of only three complete residence-stable complexes in the vicinity of the Bendigo racecourse that predates World War Two. The

residence at 14 Heinz Street is one of only four residences dating from the period 1890-1910. The stable complex, dating from the 1920s, contains the only timber stable of that era and design in the area. (Ballinger 2012:12).

Although there are a number of other pre World War Two residences in the vicinity of the Bendigo Racecourse, predominantly in Heinz Street and Roh's Road, including 21 Heinz Street, 52 and 117 Roh's Road, none appear to have stables of a similar age with the residence. (Ballinger, 2012:10-11)

14 Heinz Street is the best pre World War Two example of a residence stable-complex that strongly demonstrates its historical associations with the Bendigo Racecourse and racing in the region.

Statement of significance

This statement of significance was prepared from the assessment prepared for the City of Greater Bendigo by Robyn Ballinger of History in the Making in 2012.

What is significant?

The residence and stable complex at 14 Heinz Street comprising two main buildings including a late-Victorian style house of c.1895-1898 and a large stable of c.1920 is significant.

How is it significant?

The residence and stable complex at 14 Heinz Street is of local historic, aesthetic significance to the City of Greater Bendigo. It also has rarity and associational value.

Why is it significant?

The Heinz Street Residence and Stable Complex is historically significant as a rare and substantially intact example of a late nineteenth century residence and c. 1920s horse stable complex that operated as a racehorse training facility from c. 1914 through until 2009. (Criterion D) The Heinz Street residence and stable complex retains its original residence and stables and is representative of a traditional horse training establishment located close to racecourses. (Criterion B)

The Heinz Street Residence and Stable Complex is one of only a few known historic stables associated with private residences and the racehorse industry in the City of Greater Bendigo. The residence is one of only four dating from the period 1890-1910 in the Heinz Street-Rohs Road vicinity. The stable complex is one of only four extant pre-World War Two stables in the Heinz Street-Rohs Road vicinity, and the only 1920s timber stable. The other extant pre-World War Two stable complexes are less substantial. The Heinz Street Residence and Stable Complex is therefore of historical significance to the City of Greater Bendigo as one of the few remaining examples of such complexes that are related to the local racing industry. (Criterion A)

The Heinz Street Residence and Stable Complex is of associative significance to the City of Greater Bendigo for its connection with local horse racing identities Harry McCalman and Tom Torpy. In particular, Harry McCalman trained Caulfield Cup and Victoria Derby winners Whittier and Manfred for Ben Chaffey, chairman of the Victoria Amateur Turf Club, in the 1920s. McCalman trained both Whittier and Manfred from his White Hills premises at 14 Heinz Street. The property is a tangible link to local trainer Harry McCalman and his significant racing success. (Criterion H)



KEY

 Extent of proposed Heritage Overlay

Note: Lots 1 & 2 included in Heritage Overlay extent as shown on plan of subdivision.



**Lot 1-2/14 Heinz Street
White Hills**

Client: City of Greater Bendigo
Project: White Hills & East Bendigo Heritage Study
Date: 10/2/2014

CONTEXT
32 Leppitt Street, Bendigo, VIC 3550
T: 03 9386 4933 F: 03 9386 4566
www.context.com.au

467 NAPIER STREET, WHITE HILLS

Images



467 Napier Street, White Hills



'Cornish Stores & Produce', Raglan Street, White Hills c.1885, Frederick Stuckenschmidt pictured with wife and six children (Museum Victoria photographic collection)

Description

467 Napier Street is situated on the corner of Napier Street and on the outside of Cambridge Crescent that forms one curved street of the White Hills Hamlet. It comprises a large house and garden with a Federation era house in the Bendigo Boom style. Comprising a main hipped roof with central gablet over the front door; a convex profile return verandah, and cast iron frieze with integrated brackets. The cast iron frieze is a similar pattern to several other houses of the same period in White Hills. There is an intersecting gable wing to one side making the composition of the house asymmetrical. A highly decorative chimney with rendered mouldings to the top is a fine feature of the house. The eaves are decorated with brackets and lozenge shaped mouldings. The house has a high level of integrity in form and architectural detailing, including original door and window joinery. A high fence is a contemporary addition to the site. The site at 467 Napier Street has been subdivided in 1966 to annex a portion of the property fronting Cambridge Crescent, and has since been subdivided further for an additional residence.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History* (2013):

- 5.0 Building Greater Bendigo's industries and workforce
- 6.0 Building towns, cities and the Greater Bendigo area

Place history

The property at 467 Napier Street, White Hills, is located on the west side of Napier Street at Crown allotment 3, Section 18 in the Parish of Sandhurst (CA3/18). The existing building comprises a house dating to the Federation era.

CA3/18, the site of the existing house, and the adjacent 3A/18 were originally acquired by William Stuckenschmidt in 1907. Shortly after purchasing CA3/18, Stuckenschmidt, a coach builder, constructed the Federation era house some time between 1907 and 1908. The house at 467 Napier Street appeared in municipal rate books for the first time in 1909 described as comprising 'land and house' with a value of £20 (RB7849). In April 1908 William Stuckenschmidt married Diana Guthrie, the only daughter of Bendigo Pottery's George

Duncan Guthrie (*Bendigo Advertiser* 26 May 1908:6). The pair's wedding announcement lists their marital home as 'Glenifer', Cambridge Crescent, which at that time comprised the entire corner portion of CA3/18 (*Bendigo Advertiser* 26 May 1908:6).

William was one of German-born Frederick (also known as Friedrich) and Mary (nee Smith) Stuckenschmidt's eight children. Frederick migrated to Australia in the 1850s where he took up mining at White Hills' goldfields, before taking over as grocer and postmaster of the Hamlet's 'Cornish Stores & Produce' at Raglan Street, from 1867 till his death in 1909 (RB4830; *Bendigo Advertiser* 14 June 1909:5). The Stuckenschmidt's were well known in White Hills primarily due to the family-run store, but also for being a large brood with residences throughout the Hamlet, including at Hamelin Street, Bosquet Street, Cambridge Crescent, Napier Street, Raglan Street and Plumridge Street (*Bendigo Advertiser* 29 November 1912:9).

The area immediately to the south of White Hills Hamlet – where CA3/18 is situated – is known to have been used primarily for agricultural purposes during the late nineteenth century, so was likely to have been utilised as such up until Stuckenschmidt's purchase in 1907 (Butler & Assoc. 1993 vol. 4:317). The house at 467 Napier Street has remained in private ownership at CA3/18, which was subdivided in 1966 to annex a portion of the property fronting Cambridge Crescent, and has since been subdivided further for an additional residence (Certificate of Title).

An architect has not been found to be associated with 467 Napier Street, however; its similarity with other examples in White Hills suggests that it is part of a group of houses influenced by notable Bendigo architects William Beebe and William Vahland (*Bendigo Advertiser* 5 November 1867:3; City of Greater Bendigo 2015). Beebe and Vahland's influence on houses within White Hills Hamlet can be seen as a confluence of their two discrete styles in the emergent Bendigo Federation style of 1901-1918, of which 467 Napier Street is an example (Lovell Chen 2013:123). This predominantly domestic style acknowledged the hot dry inland climate of Bendigo by enhancing garden views from the interior and creating deep, encircling verandahs (City of Greater Bendigo 2015).

References

'Barkly Ward' (1912), *Bendigo Advertiser*, 29 November 1912:9.

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Certificate of Title.

City of Greater Bendigo (2015), *Heritage Design Guidelines*.

City of Bendigo Municipal rate books (RB).

'Family Notices' (1908), *Bendigo Advertiser*, 26 May 1908:6.

Lovell Chen (2013), *Greater Bendigo Thematic Environmental History*, prepared for the City of Greater Bendigo.

'Obituary' (1909), *Bendigo Advertiser*, 14 June 1909:5.

Sands & McDougall directories (S&Mc).

Comparative assessment

Other comparable houses with 467 Napier Street also assessed as part of this Study include.

473 Napier (HO681) – double gablets

324 Napier Street – Victorian with central gablet

455 Napier Street – Victorian with central gablet

517 Napier Street – Victorian with projecting gable

545 Napier Street – Edwardian (most comparable in form)

502 Napier Street – Edwardian with double gablets

Napier Street forms the commercial and residential spine of White Hills and contains most of the public, institutional, religious and commercial buildings. Most of the late Victorian, Edwardian and Inter-war houses are located along this spine, along with the key public buildings.

Bendigo has many fine examples of Edwardian residential architecture throughout the residential streets, and in White Hills this period is represented by a number of houses in the White Hills precinct. There are several key late Victorian/Edwardian houses of an equivalent quality to 545 Napier Street such as Glen Cairn at 473 Napier Street (HO681) and other fine Edwardian houses that display similar and unusual cast iron detail 517 Napier Street, and 455 Napier Street. These houses display more elaborate ornamentation in cast iron friezes, roof gablets and gable end detailing that tends to distinguish them from many other more typical houses. Whilst no architects have been positively identified, it is likely that they are from the 'school of' W C Vahland and William Beebe.

545 Napier Street is a similar styled Edwardian house with a return verandah. It has characteristics of designs promoted by William Beebe including the gablet positioned over the front porch and finely detailed fascias and eaves decoration. Some of the verandah appears to have been altered. A variant on this style is at 517 Napier Street that has a projecting gable with well detailed fascia boards and finial, along with an unusual cast iron frieze set between paired posts. This house represents a transitional style between Victorian and Edwardian. A late Victorian style symmetrically composed house at 455 Napier Street is more conventional in its form but the design is enhanced through the gablet over the front door and the very fine cast iron frieze (some of which is missing).

545 Napier Street is one of a several well designed late Victorian/ Edwardian houses in White Hills. These houses are characterised by their timber construction and adoption of the elaborate late Victorian and Edwardian architectural characteristics in form and detail. Whilst Bendigo has numerous examples of this type of residence, in White Hills this is less so. They tend to be weatherboard rather than brick and are representative rather than innovative. The houses mentioned above are all key indicators of the prosperity that spread to White Hills in the late nineteenth century. They share characteristics of an unusually late use of cast iron with fine patterns. 467 and 545 Napier Street a particularly intact examples of this type of house.

Statement of significance

What is significant?

The Edwardian house at 467 Napier Street built for William Stuckenschmidt in 1907-1908.

How is it significant?

The residence at 467 Napier Street is of local historic, aesthetic significance to the City of Greater Bendigo.

Why is it significant?

467 Napier Street, built c.1907-8 for White Hills coachbuilder William Stuckenschmidt and his wife Diana Guthrie, the only daughter of Bendigo Pottery's George Duncan Guthrie; is significant. As the son of German émigré Frederick (Friedrich) Stuckenschmidt, the family formed part of the prominent German population in the extended Bendigo area. The extended Stuckenschmidt family were prominent storekeepers, running a grocery business 'Cornish Stores & Produce' from Raglan Street White Hills, with many family members also making White Hills their home. (Criterion A)

467 Napier Street is significant as one of a small group of high quality late Victorian and Edwardian houses in White Hills that display similar features in their composition, form and architectural detailing and identifying as Bendigo Boom style. These houses are distinguished by their use of one or two gablets accentuating roof form, cast iron frieze of a distinctive pattern, verandahs and ornamented chimneys. They are of large proportions compared with other typical homes in White Hills and are likely to have been derived or adapted from designs by the 'school of' W C Vahland and William Beebe. (Criterion D)

467 Napier Street is significant for its aesthetic qualities comprising a large Edwardian timber house with return verandah. The contributory elements to the design include a hipped roof with projecting side gable and central decorative gablet, ornamented chimney and original door and window joinery. The cast iron frieze with integrated brackets is a distinctive design noted on properties in White Hills. (Criterion E)

UNITING CHURCH, 506-508 NAPIER STREET, WHITE HILLS

Images



Uniting Church hall , 506-508 Napier Street, White Hills



Vestry and possibly early Methodist Church c 1864 behind the later church



Uniting , former Methodist Church with contemporary porch built in front.



White Hills Uniting Church showing the ceremony to start work on the main church building. The vestry is seen with the flag in front where the new brick church was built. The building to the left was moved to the White Hills Reading Rooms. The building in the centre was occupied by the fire brigade (Source: McClure, undated).

Description

The Uniting Church complex at 506-508 Napier Street is situated on a large site with three buildings comprising different periods of development. The earliest building on the site is the small brick structure located behind the church. It has a chimney and a pair of arch headed windows. The low pitch gable roof is clad in corrugated iron and is finished with a parapet wall and is used as the vestry.

The church built in front of the vestry c.1870 demonstrates the architectural characteristics of the Gothic Revival style in the steeply pointed gable roof, lancet windows set between the wall buttresses and parapet walls. The front elevation has triple lancet windows between a pair of buttresses and a brickwork cross at the top of the gable. A modern porch and ramp has been constructed at the front of the church.

The 1913 weatherboard clad timber hall is decorated with a small porch (partially infilled) at the front, the use of diagonal weatherboard cladding to the gable end and a turned finial at the roof apex. The timber frieze to the porch is notable as an attractive feature, along with the front triple window with diamond pattern lead lighting. The gable roof is decorated by a row of three square roof ventilators of particularly finely detailed metalwork. Windows have top light opening sashes with fixed panels beneath and are evenly located along the side elevations. There is a small skillion-roofed extension at the rear of the hall. The design is very similar to Arnold Street Uniting church hall of 1915, designed by John Beebe, brother of architect William Beebe. It is highly likely from the features including the porch and tri-partite windows, that John Beebe is also the designer of the White Hills hall.

The small timber hall built in the 1940s as a kindergarten is a plainer version of this building typology and has a modern brick annexe built to one side. It has roof ventilators of a more standard design, weatherboard cladding and double hung sash windows.

The site is gravelled and at the front of the site a low red brick fence of Post-war origin has been constructed. The once larger site contains contemporary aged care homes.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life
- 9.0 Shaping Greater Bendigo's cultural and creative life

Place history

The Uniting (former Wesleyan) Church at 506-508 Napier Street is located to the north of Plumridge Street in Section 9 of the Hamlet of White Hills, Parish of Sandhurst ('Hamlet of White Hills in the Parish of Sandhurst' 1854). The site comprises a church complex of three main buildings; a gothic revival red brick Uniting Church that has a small (and earlier) brick vestry at the rear and a finely detailed Federation timber hall fronting Napier Street dating from the turn of the century.

The extent of 506-508 Napier Street now comprises five (CA5-6&12-14/9) of an original eight Crown allotments (CA5-8&11-14/9). The Hamlet Plan indicates that these eight allotments were set aside for a Wesleyan Church within a reserve for public institutions in 1854 ('Hamlet of White Hills in the Parish of Sandhurst' 1854). White Hills' Wesleyan Church organisation had previously erected two structures at other locations within the Hamlet. The first was destroyed by flood in 1853 and the second, a temporary canvas tent, was quickly outgrown (*Bendigo Advertiser* 9 February 1903). With help from a Government land grant, the current site

was selected and a basic timber building constructed, which was soon demolished to make way for the permanent red brick building (*Bendigo Advertiser* 9 February 1903).

Architect W C Vahland is recorded as having designed a Wesleyan Church in White Hills in 1864 and it is likely to be the timber gable roofed building shown in the photo to commemorate the building of the main church. (Butcher ,1998:98). This is highly likely to have been the building removed to form part of the White Hills Reading Rooms.

The brick vestry is believed to have been constructed sometime during the 1860s (McClure 2003). The current vestry was originally used as the church and later accommodated into the larger church structure. There is no clear evidence for the date of construction for the church, however McClure notes that the site had progressed in fifteen years (from granting of the land in 1855) from temporary buildings to a brick church, indicating that the main church was constructed c1870. (McClure ,2003).

A new Sunday School Hall to replace the earlier hall was completed in time for Jubilee celebrations in 1903 and also remains at the site; a significant jump of £16 is recorded in the 1904 municipal rate book valuation, raised from £10 the previous year which accounts for this alteration (RB7724). The architect for the church hall is highly likely to be John Beebe, based on the similarity of this building to his Arnold Street Uniting Church hall. John Beebe was in partnership with Henry Vahland (William Vahland's son) between 1901 and 1912, after which time John Beebe became a sole operator (Lovell Chen, 2013, citation for Arnold Street Uniting Church).

A second timber building located behind the church was constructed as a kindergarten and opened in 1953. (McClure, 2003)

The first preacher to officiate for the Wesleyan body was a layman named James Jeffrey, who is also credited for having conducted the first Methodist services at Golden Square and White Hills early in 1852 (*Bendigo Advertiser* 9 February 1903). Title records show that in 1890 the site had been acquired by seven individuals who formed the White Hills Methodist Church Property Board, having previously been allocated as a church reserve. These were George Fizelle, John Whyman and Peter Dower, gardeners, William Elliot Borley, nurseryman, Thomas Pratt, engine driver, James Harron, farmer and Edwin Trebilcock, labourer, all of White Hills. In 1983, title of the 8 original allotments was transferred to The Uniting Church in Australia Property Trust, following administrative changes that required Property Boards to take the place of Church Trusts (McClure 2003).

In the 1980s, part of the Church's surplus land at CA7-8/9 was sold off to be developed as an aged care facility that now fronts Napier Street, called White Hills Haven (McClure 2003). In 1990, CA11/9 at the Dundas Street frontage was annexed for the construction of a private Church residence or manse. Modern alterations to the buildings themselves include the addition of a toilet block adjacent to the timber outbuilding in 1981. A brick porch was also added to the red brick church in 1985, in order to provide disabled access, outdoor shelter and to shield the front door from street noise (McClure 2003).

As well as its traditional uses, the Uniting Church complex and land was used by a range of community groups throughout its history, including tennis, badminton and Boy Scout clubs. It was also a recreational centre for fundraising picnics, concerts and other social gatherings well-attended by its growing list of worshippers (McClure 2003). The Church celebrated its 150th anniversary at White Hills in 2003 and continues to serve the district as a place of spiritual worship.

References

Butcher, Mike (1998), 'The Architects', in Frank Cusack (ed.) *Bendigo: The German Chapter*, German Heritage Society, Bendigo.

'Hamlet of White Hills in the Parish of Sandhurst' (1854), lithographed at the Surveyor General's Office, 18 October 1854 by R Meikle, State Library of Victoria cartographic material.

Lovell Chen, 2013, White Hills and Bendigo Heritage Study, citation for Arnold Street Uniting Church, 213 Arnold Street Bendigo North.

McClure, Daryl (2003), *White Hills Uniting Church: Anniversary 150 years 1853-2003*, White Hills Uniting Church, Victoria.

'White Hills Methodist Jubilee' (1903), *Bendigo Advertiser*, 9 February 1903:3.

Comparative assessment

Bendigo has some exceptionally fine church complexes, but those chosen for comparison are selected from the smaller complexes in outer suburban areas or rural localities within the City of Greater Bendigo. These form a more useful comparison than those that have been developed by larger and (generally) wealthier parishes. Gothic Revival is the predominant style of churches in Bendigo in the nineteenth century, and the style has been adapted to encompass a range of materials including stone, brick and timber. Brick churches make use of cement rendered 'dressings' to highlight particular features such as parapets, buttresses, string courses, mouldings and sills. Timber churches in the Gothic Revival style employ a range of details in joinery, gable ends, bargeboards and claddings.

The Arnold Street Uniting Church complex has a timber church hall designed by John Beebe, brother of William Beebe and constructed in 1915 (Lovell Chen 2013). It has a strong similarity to the White Hills hall particularly the tri-partite windows and semi enclosed porch. The architectural resemblance is so strong that it does lead to a conclusion that the White Hills hall was also designed by John Beebe and pre-dates it by 2 years. The Gothic revival church has a more elaborate rose window and fine quality render details than the White Hills church, which is of a plainer design.

The Bible Christian Church and hall (HO174) at 170 Mackenzie Street is an excellent group of late nineteenth century brick church and Edwardian hall, both of which are of a comparable architectural quality. The Uniting church complex at Marong (HO564) is similar to the White Hills Uniting church complex with its main church of 1914 and a timber hall. The hall is not as well detailed as the 1913 hall in White Hills, but quite similar to the smaller hall in architectural character. St James Catholic Church at Knowsley (HO784) is an excellent example of a timber Gothic Revival church with decorative features that are similar to the 1913 hall. St Kilian's Church and Hall 173 McCrae Street Bendigo (HO179) by W C Vahland is one of the finest timber complexes in Bendigo. The richly decorated Gothic Revival church of St Monica's at Kangaroo Flat (HO507) displays some exuberant qualities that are not apparent at White Hills and is a particularly fine example of the use of red brick and render.

St Matthew's Anglican Church and Hall, Long Gully (HO538) and St Peter's Anglican Church and hall Eaglehawk (HO353) are more sedate examples of the Gothic Revival style, being constructed earlier, but are comparable with the White Hills complex. The White Hills church of c. 1870 is less architecturally accomplished than the churches used for comparison; however the 1913 hall is an excellent example of Edwardian timber architecture.

The whole complex is a landmark in the White Hills area, comparing with St Luke's Anglican Church. As a complex, 506-508 Napier Street compares well with a number of other church complexes already on the Heritage Overlay, particularly Arnold Street Uniting, having similar building typologies and integrity.

Statement of significance

What is significant?

The Uniting Church Complex at 506-508 Napier Street White Hills comprising two halls and a church on the site developed between 1860 and 19013, is significant. The rear of the site facing Dundas Street is not significant and has been excluded from the mapped extent.

How is it significant?

The Uniting Church complex is of local historic, aesthetic and social significance to the City of Greater Bendigo.

Why is it significant?

The Uniting Church complex at 506-508 Napier Street White Hills is significant as a site of the early Methodist churches that established in 1853 in the White Hills area. The site represents the evolution of the Methodist (Wesleyan) Church in White Hills from the 1860s to the present time, represented in several buildings including the 1860s vestry, c. 1870 church, 1903 hall and 1953 kindergarten. The 1903 hall is significant as it commemorates the Jubilee (50 years) of the Methodist Church in White Hills. (Criterion A)


The church built c. 1870 is a representative example of a Gothic Revival church with plain red brick masonry and cement render dressings. It is significant for its architectural characteristics comprising the steeply pointed gable roof, unpainted masonry walls, lancet windows wall buttresses, parapet walls, triple lancet windows and simple brickwork detail at the apex of the gable. The rear vestry is significant as part of an earlier church with its chimney, masonry walls and pointed arch headed windows. The modern porch and ramp at the front of the church are not significant.

The 1903 timber hall is an excellent example of the Gothic revival style expressed in the Edwardian period, blending aesthetic characteristics of timber friezes, decorative weatherboard claddings, barge boards and finials. The roof ventilators are distinctive in their metalwork and of high quality. The other church hall is a representative example of a timber hall of a relatively common type. (Criteria D & E)

The Uniting Church complex including the church and two halls provides social connections within the White Hills community, having been used and in continuing to be used by a range of social, religious and recreational groups. (Criterion G)



KEY

 Extent of proposed Heritage Overlay



Unling Church
506-508 Napier Street, White Hills

Client City of Greater Bendigo
Project White Hills & East Bendigo Heritage Study
Date 10/2/2015

CONTEXT
22 Hunt Street Brunswick, Vic. 3084
T: 03 9362 4510 F: 03 9362 4566
www.context.com.au

FORMER WHITE HILLS READING ROOMS AND FREE LIBRARY, 532 NAPIER STREET, WHITE HILLS

Images



532 Napier Street, White Hills



532 Napier Street, White Hills

Description

The former Library and Reading Rooms at 532 Napier Street White Hills is located within the crescent-shaped town layout of White Hills towards the front of the site, giving it a prominent position in the street. The large building comprises a large hall space for the library and billiard room and smaller ante rooms. The plan is laid out in an axial form with intersecting wing and small porch nestled between these. The timber building employs decorative elements through the combination of weatherboard and block fronted boards, bracketed eaves, barge boards, strapping and finial. The south wall is built of face brick. The corrugated iron roofs are finished with a detailed metal ridging and have ventilation ducts with conical 'hats' to the main hall space. The front of the hall is highlighted through the architectural design of the combination hip and gable roof with return bracketed eaves forming a highly decorative appearance.

Casement windows that are typical of the period have top lights and a pair of timber doors provides the entry from the porch. It appears as if the doors are replacements, however they are an appropriate style. Some of the casement sashes have been replaced with awnings. A red brick chimney is expressed on one wall. Despite some additions at the rear, the hall retains its overall form and architectural character, and is an unusual building, reflecting its particular function and importance in the community.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

- 6.0 Building towns, cities and the Greater Bendigo area
- 8.0 Building Greater Bendigo's community life
- 9.0 Shaping Greater Bendigo's cultural and creative life

Place history

The former Library and Reading Rooms at 532 Napier Street is located to the west of Dundas Street, White Hills in the Parish of Sandhurst. The address is known historically as Crown allotment 10, Section 10 (CA10/10) of the 1854 White Hills township plan, and was originally designated as part of an area for public institutions ('Hamlet of White Hills in the Parish of Sandhurst' 1854).

The existing building comprises a large Federation-era timber hall and residence as well as a later separate two-bedroom brick residence at the rear of the property. The timber hall was designed by architect Robert F Nicolai, who was part of the German school employed by the firm of eminent Bendigo architect, William Vahland in the 1890s (Butcher 1998:95). Nicolai had offices at View Street and at the time of his death in 1927 he left a small portfolio of commercial and residential buildings in the area (S&Mc 1904; Butcher 1998:95-96). An example of Nicolai's ornate domestic architecture can be seen at 92 Wills Street, Bendigo. The Wesleyan Church of 1864, designed by W.C.Vahland is reported to have been moved to the site for use by the Reading Rooms (McClure 2003). It is unclear if parts of this building still remain on site and may have been incorporated into the recent structure.

In December of 1912, CA10/10 was purchased by a consortium of six local businessmen; Albert Barnard Ratcliff, tea salesman, Jonathan Knight, law clerk, Edward Stuckenschmidt, postmaster, John Burnet, plumber, Walter Batchelder, dentist and Frederick Schleider, butcher (Certificate of Title 1912). These individuals together formed a committee that had managed the Bendigo Free Library and Reading Rooms at other locations for a number of years (*Bendigo Advertiser* 24 April 1913:2).

The committee first met in 1900, when it was decided that a reading room should be established for local residents to learn in companionship. At this time the committee secured the use of St Luke's School Hall in White Hills and afterwards, a Methodist Church at the site of 532 Napier Street, up until its destruction by fire in February of 1912 (*Bendigo Advertiser* 24 April 1913:2). The Methodist Church and Sunday School were established at the site in 1853 and had been used continuously as such for almost 60 years (*Bendigo Advertiser* 12 February 1903:4). After the fire, CA10/10 was subsequently sold off to the committee, who constructed a purpose-built facility with a combination of mortgaged funds, donations from residents and grants from local and State governments.

MP Sir John Quick formally opened the existing Federation building as the White Hills Reading Rooms and Free Library in 1913. The opening was a major social event for the township, celebrated by a banquet at the local hall attended by the Lord Bishop of Bendigo and local Councillors, business owners and residents. In an article detailing the inaugural ceremony, the building was described as:

"...a handsome structure [that] consists of a reading room, billiard room, and hall, with ladies' and gentlemen's anterooms, suitable for holding concerts and public gatherings. Electric light has been installed in all the rooms, and provision made for various games, including a fine billiard table, costing £80. The building is handsomely furnished, and is in every way a credit to this progressive suburb." (*Bendigo Advertiser* 24 April 1913:2).

The committee's annual general meeting of 1916 reported that with the help of generous donations, the Library had over 500 books on the shelves and was well attended during the course of the year (*Bendigo Advertiser* 25 February 1916:3). Throughout the twentieth century the building continued to be known as the White Hills Reading Rooms used as a library, community hall, as well as social events on a regular basis (*Advocate* 4 November 1948:23).

Edward Stuckenschmidt was the last of the committee proprietors to die in 1986, and so probate of the property was transferred to Frederick Stuckenschmidt and Sandhurst Trustees Ltd. by his will. The Certificate of Title shows the property changed hands twice before being purchased by Bendigo Sandhurst Mutual Permanent Land & Building Society Ltd. (now known as Bendigo Bank) in 1993. In more recent years, the building has had commercial use as

an antique store with separate living quarters at the rear of the property, but is currently a private residence.

References

Butcher, Mike (1998), 'The Architects', in Frank Cusack (ed.) *Bendigo: The German Chapter*, German Heritage Society, Bendigo.

'Hamlet of White Hills in the Parish of Sandhurst' (1854), lithographed at the Surveyor General's Office, 18 October 1854 by R Meikle, State Library of Victoria cartographic material.

McClure, Daryl (2003), *White Hills Uniting Church: Anniversary 150 years 1853-2003*, White Hills Uniting Church, Victoria.

Sands & McDougall directories (S&Mc).

'White Hills Methodist Jubilee' (1903), *Bendigo Advertiser*, 12 February 1903:4.

'White Hills Reading Room' (1913), *Bendigo Advertiser*, 24 April 1913:2.

'White Hills Reading Room' (1916), *Bendigo Advertiser*, 25 February 1916:3.

'White Hills' (1948), *Advocate*, 4 November 1948:23.

Comparative assessment

The White Hills Reading Rooms and Free Library belongs to the building group 'halls' for the purposes of stylistic comparison. Comparison is also made with 'libraries' (no records of libraries on the Heritage Overlay) and Mechanic's Institutes where there is one record – the School of Mines Bendigo. This building is not a good comparison in typological terms, although it is the closes in terms of use and function to the Library and Reading Rooms in White Hills.

A late Victorian or Edwardian MUIOOF hall is at 24-26 High Street Eaglehawk with reconstructed verandah (HO359). It is set within a commercial streetscape as is the Bendigo MUIOOF Hall at 41-43 Mundy Street (HO209) and St James Hall 20 Williamson Street Bendigo (HO297). There are also a number of useful comparisons to be made amongst church halls. Freestanding timber halls are associated with the Bible Christian Church 170 Mackenzie Street Bendigo (HO174) and the Uniting Church complex at Marong (HO564). Public Halls are also at Axedale (HO736) and Mia Mia (HO808).

The White Hills Reading Rooms and Free Library is architecturally a more decorative building than either Axedale or Mia Mia. It is of an equivalent architectural quality to the Mackenzie Street hall but has a higher integrity given that building's new porch at the front. The White Hills Reading Rooms and Free Library compares well with other halls of the same period that are currently on the Heritage Overlay, being both more intact and with more attention paid to architectural form and detail.

Statement of significance

What is significant?

The White Hills Reading Rooms and Free Library at 532 Napier Street White Hills, designed by Robert F Nicolai and opened in 1913 is significant.

How is it significant?

The former White Hills Reading Rooms and Free Library is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The former White Hills Reading Rooms and Free Library is significant as a community place set up for the enjoyment and education of the White Hills community. It belongs in the nineteenth century philanthropic tradition of Mechanic's Institutes and other community facilities set up to benefit working people prior to the introduction of free lending libraries as part of municipal services.

Established by a committee of local businessmen including Albert Barnard Ratcliff, tea salesman; Jonathan Knight, law clerk; Edward Stuckenschmidt, postmaster; John Burnet, plumber; Walter Batchelder, dentist and Frederick Schleider, butcher; the White Hills Reading Rooms and Free Library is significant as a place for the education and enjoyment by the White Hills population. It is significant as part of the Bendigo Free Library and Reading Rooms operated by the same committee for a number of years prior to the White Hills facility being established. (Criterion A)

The White Hills Reading Rooms and Free Library designed by one of the nineteenth century German architects of Bendigo, Robert Nicolai; is an excellent example of an Edwardian style public building. The building has landmark qualities within the predominantly residential section of Napier Street as a result of its prominent siting close to the street and largely intact form and detailing addressing the street. It may comprise parts of the 1864 Wesleyan Church by W C Vahland which was removed to the site; however this has not been established.

The building is significant for its demonstration of some key characteristics of the Edwardian style including the roof forms, decorative bracketed eaves, half hipped roof, decorative metal ridging, casement window joinery (some sashes have been replaced), combination of linear and block fronted weatherboards and a brick chimney. The function of the building is well expressed through its form and the manner in which the entry porch with highly decorative barge boards, strapping and finial addresses the street. (Criterion E)

545 NAPIER STREET, WHITE HILLS

Images



545 Napier Street, White Hills



Detail of cast iron frieze

Description

545 Napier Street is located in the centre of the White Hills Hamlet and comprises a large Edwardian timber house in a garden setting. It exhibits one of the highly characteristic layouts of a central square plan form with two elongated wings at right angles to each other. A return verandah links these two parts of the house and frames the central section. This house has metal ridge detailing, a corrugated iron hipped roof, face brick chimneys and eaves with characteristic mouldings beneath the gutter. The verandah is a particularly fine example of its type with the use of a cast iron frieze with integrated brackets. This is a late example of cast iron and is a highly distinctive design found on several houses in White Hills. The timber verandah posts are turned and either set in pairs or grouped in threes at the corner of the verandah. The window joinery is of timber framed casement windows with square leaded glass. The timber picket fence is of recent origins and the garden setting complements the house.

History

City of Greater Bendigo framework of historic themes

This place is associated with the following historic themes taken from the *Greater Bendigo Thematic Environmental History (2013)*:

6.0 Building towns, cities and the Greater Bendigo area

Place history

The Edwardian house at 545 Napier Street is located north of Hamelin Street and occupies Crown allotments 12 and (part of) 11, Section 6 (CA11&12/6) of the 1854 White Hills Township Plan in the Parish of Sandhurst. According to the plan, which set out the distinct curving crescents and recreational reserves of the Hamlet, CA11/6 was originally acquired by George Souter Butter and CA12/6 to one H Ellis.

Butter was a Scottish migrant and substantial property holder at the time of the township plan, with a total of six allotments under his name in White Hills, fronting Napier and Hamelin streets as well as Napoleon Crescent (CA11/6, CA9-10&16/11, CA19-20/10). He is listed as the postmaster at White Hills between 1857 and 1864, then again between 1865 and 1880, and served as Trustee of White Hills Cemetery as well as the Presbyterian Church; so was an individual of some standing in the local community (Victoria Parliament 1859:81; *Bendigo Advertiser* 5 August 1878:74)

Butter ran the post office out of a general store at CA10/6, which was also the place of his private residence (RB1775). Rate books show that CA11&12/6 remained vacant throughout

Butter's ownership up until it was purchased by one G Piccoli in 1910 (RB7766; RB7887). At this time it was described as vacant land with a value of £2 (RB7934). The 1915 rate books list G Piccoli as the owner and occupant of the address and list a property value of £32, substantially higher than in previous years (RB7934). This significant jump indicates that the existing Federation building was constructed some time between 1911 and 1915.

References

City of Bendigo Municipal rate books (RB).

'Family Notices' (1878), *Bendigo Advertiser*, 5 August 1878:3.

'Hamlet of White Hills in the Parish of Sandhurst' (1854), lithographed at the Surveyor General's Office, 18 October 1854 by R Meikle, State Library of Victoria cartographic material.

Victoria Parliament (1859), *Victoria Report from the Select Committee of the Legislative Assembly upon the National Bank of Australasia Amendment Bill: the proceedings of the Committee*, Herald Office, Melbourne.

Comparative assessment

Napier Street forms the commercial and residential spine of White Hills and contains most of the public, institutional, religious and commercial buildings. Most of the late Victorian, Edwardian and Inter-war houses are located along this spine, along with the key public buildings.

Bendigo has many fine examples of Edwardian residential architecture throughout the residential streets, and in White Hills this period is represented by a number of houses in the White Hills precinct. There are several key late Victorian/Edwardian houses of an equivalent quality to 545 Napier Street such as Glen Cairn at 473 Napier Street (HO681) and other fine Edwardian houses that display similar and unusual cast iron detail including 467 Napier Street, 517 Napier Street, and 455 Napier Street. These houses display more elaborate ornamentation in cast iron friezes, roof gables and gable end detailing that tends to distinguish them from many other more typical houses. Whilst no architects have been positively identified, it is likely that they are from the 'school of' W C Vahland and William Beebe.

467 Napier Street is a similarly styled Edwardian house with a return verandah. It has characteristics of designs promoted by William Beebe including the gablet positioned over the front porch and finely detailed fascias and eaves decoration. Some of the verandah appears to have been altered. A variant on this style is at 517 Napier Street that has a projecting gable with well detailed fascia boards and finial, along with an unusual cast iron frieze set between paired posts. This house represents a transitional style between Victorian and Edwardian. A late Victorian style symmetrically composed house at 455 Napier Street is more conventional in its form but the design is enhanced through the gablet over the front door and the very fine cast iron frieze (some of which is missing).

Other houses demonstrating late Victorian and Edwardian architectural characteristics also assessed as part of this Study include:

511 Napier Street

497 Napier Street

502 Napier Street

545 Napier Street is one of a several well designed late Victorian/ Edwardian houses in White Hills. These houses are characterised by their timber construction and adoption of the elaborate late Victorian and Edwardian architectural characteristics in form and detail. Whilst Bendigo has numerous examples of this type of residence, in White Hills this is less so. They tend to be weatherboard rather than brick and are representative rather than innovative. The houses mentioned above are all key indicators of the prosperity that spread to White Hills in

the late nineteenth century. They share characteristics of an unusually late use of cast iron with fine patterns. 545 Napier Street is a particularly intact example of this type of house.

Statement of significance

What is significant?

The house at 545 Napier Street White Hills comprising a timber Edwardian house built between 1911 and 1915 is significant.

How is it significant?

The house at 545 Napier Street built between 1911 and 1915 by G Piccoli is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The site of 545 Napier Street owned until 1910 by Scottish migrant and White Hills post office proprietor, George Souter Butter and later by G Piccoli is significant. Butter's activities in White Hills included acting as Trustee of the White Hills cemetery and the Presbyterian church; and his multiple landholdings indicate his wealth and standing in the community. (Criterion A)

545 Napier Street is characteristic of the high quality late Victorian and Edwardian housing development that spread to White Hills in the latter part of the nineteenth century. 545 Napier Street is significant for its high level of integrity and representation of Edwardian residential architecture. This is expressed through its layout of a central square hipped roof with extended wings and a return verandah. The house is notable for its high level of decoration including metal roof ridging, leaded glass casement windows, turned verandah posts, eaves detail and in particular the fine quality of the cast iron frieze with integrated brackets. The fence is not significant. (Criterion E)

Together with 473 Napier Street (HO681) 455, 467, 497, 502, 511, and 517 Napier Street, no.545 is part of a group of exceptionally fine late Victorian/Edwardian residences in White Hills. These places display architectural qualities in form and ornamentation that indicate design origins from prominent Bendigo architects such as the 'school of William Beebe and W C Vahland. (Criterion D)