

Gisborne and Kyneton  
Heritage Study  
Macedon Ranges Shire Council

December 2018

For:  
Macedon Ranges Shire Council  
Gisborne, Victoria



GMMDHS Photo D6952 61A5 – Gisborne Mechanics Institute



# Gisborne and Kyneton Heritage Study

## Table of Contents

1.0	Introduction	p. 1
1.1	Background	
1.2	Existing Studies	
1.3	Abbreviations and Terminology	
1.4	Acknowledgements	
1.5	Recommendations	
2.0	Citations	p. 5
2.1	Background	
2.2	Documentation Format	
2.3	Heritage Overlay Schedule	
2.4	Citations (see p.9 for list and page numbers)	
3.0	Process	p. 184
3.1	Part One - Initial Assessments	
3.2	Part Two - Subsequent Assessments	
3.3	Summary of Consultations	
4.0	Appendix	p. 219
4.1	Historical Context of Gisborne and Kyneton	
4.2	Victoria's Framework of Historical Themes	
4.3	Resume of Author	



GMMDHS Photo D1619 3A5 – Gisborne Primary School

## 1.1 Background

The Macedon Ranges Shire has commissioned the author to prepare a heritage study of selected places in Gisborne (including New Gisborne) and Kyneton. (In Australia ICOMOS terminology, the term 'place' is used to mean buildings or sites). The places were selected by the Shire from previous 1990 and 1994 Heritage Studies.

The following is an extract from the Brief for the project.

*"The purpose of the heritage study is to review the 44 sites identified as having heritage significance from previous heritage assessments and prepare a Statement of Significance for sites deemed appropriate for inclusion within the schedule to the Heritage Overlay. The study will also identify if there are other sites within Gisborne / New Gisborne and Kyneton which warrant heritage protection.*

*The heritage study report will consist of two main parts. Part One will contain an initial review of the 44 sites identified as having heritage significance to determine if a Statement of Significance should be prepared and will also list other sites that warrant heritage protection.*

*Part Two of the study will involve the preparation of a Statement of Significance for each of the sites recommended for heritage protection in Part One. If a place is not considered to warrant protection, further research and assessment of the place's significance is not required.*

*Assessments of potential sites of heritage significance should be consistent with guidance provided by Heritage Victoria. Thresholds applied in the assessment of places shall include 'State Significance', 'Regional Significance', 'Local Individual Significance' and 'Local Contributory Significance'. Local significance includes those places that are important to a particular community or locality.*

*Statements of Significance are to be prepared using the Heritage Victoria format of 'What is Significant?'; 'How is it Significant?' and 'Why is it Significant?'"*

As noted in the extract from the Brief, the Study was to have two parts – represented by two separate written documents. In the course of the Study, the author proposed to combine the two parts into one document – this document.

## 1.2 Existing Studies

Prior to the amalgamation which created Macedon Ranges Shire, heritage studies were undertaken for the Shire of Kyneton (1990) and for the Shires of Gisborne, Newham and Woodend, and Romsey (1994). They will be referred to in this document as the '1990 study' and the '1994 Study'.

The 1990 study was undertaken by David Bick in Melbourne and was called 'Shire of Kyneton Conservation (Heritage) Study'. It was 5 volumes long. The 1994 study was undertaken by TBA Planners in Bendigo and was called 'Macedon Ranges Cultural Heritage and Landscape Study'.

These two studies created the basis of the existing Heritage Overlay.

## 1.3 Abbreviations/Definitions

The following text contains the following abbreviations.

- Australia ICOMOS – The premier heritage organisation in Australia. Australia ICOMOS is a non-profit and non-government organisation. It is the Australian arm of ICOMOS International (International Council on Monuments and Sites). The Principals of Australia ICOMOS are enshrined in the Australia ICOMOS Burra Charter.
- DELWP – Department of the Environment, Lands, Water and Planning
- GMMDHS - Gisborne and Mount Macedon Districts Historical Society Inc.
- KHS - Kyneton Historical Society
- Place - From the Australia ICOMOS *Burra Charter* and defined as "...site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views".
- Shire - Macedon Ranges Shire
- SLV - State Library of Victoria
- 1990 Study - Shire of Kyneton Conservation (Heritage) Study, by David Bick
- 1994 Study - Macedon Ranges Cultural Heritage & Landscape Study, by TBA Planners.

## 1.4 Acknowledgements

Historical research was provided by the Gisborne and Mount Macedon Historical Society and the Kyneton Historical Society. I express my sincere thanks to the Societies and Larina Strauch, Ian Boyd and Phyllis Boyd in particular who organised research and liaised regarding the information.

My thanks to Philip Schier in the Strategic Planning section of the Macedon Ranges Shire for his assistance and contributions in managing the project.

## 1.5 Recommendations

### 1.5.1 Places to Include on the Heritage Overlay

**It is recommended** the following places, documented in the Citations, are added to the Heritage Overlay of the MRSC Planning Scheme. The prefix G, K AG and AK are administrative references for Gisborne, Kyneton, additional Gisborne and Additional Kyneton.

#### Gisborne/New Gisborne

G1-Gisborne Park, 2  
Cabbage Tree Lane,  
Gisborne  
G2-Eblana & adjacent  
heritage garden, 59 Howey  
Street and part of UL Daly  
Reserve, 63 Howey Street,  
Gisborne  
G3-St Brigid's Church, 64  
Aitken Street, Gisborne  
G4-St Paul's Church, 32 Fisher  
Street, Gisborne  
G6-St Andrews Manse, 42  
Fisher Street, Gisborne  
G7-Wyabun Park, 29  
Melbourne Road, Gisborne  
G8-Annandale, 46 Howey  
Street, Gisborne

G9-Dixon's Office, 41 Hamilton  
Street, Gisborne  
G14-Mechanics Institute, 18  
Hamilton Street, Gisborne  
G15-Memorial Precinct, Hamilton  
Street, Gisborne  
G16-Masonic Hall, 60 Aitken Street,  
Gisborne  
G18-Lyell House, 35 Aitken Street,  
Gisborne  
G20-Primary School, 35 Fisher Street,  
Gisborne  
G21-Foresters Hall, 52 Aitken Street,  
Gisborne

G23-St Andrew's Church, 43-49 Fisher Street, Gisborne  
G25-Hay Hill, 426 Hamilton Road, New Gisborne  
G26-Wooling Private Cemetery, 372 Barringo Road, New Gisborne  
AG1-Shop, 20 Hamilton Street, Gisborne  
AG4-Cottage, 60 Prince Street, Gisborne  
AG5-Ross Watt Children's Hall, 252 Station Road, New Gisborne  
AG7-Cottage, 251 A Station Road, New Gisborne  
AG10-Cottage, 268 Station Road, New Gisborne  
AG12-Railway Overpass, Pierce Road, New Gisborne  
AG14-Post Office (former), 274 Station Road, New Gisborne  
AG15-New Gisborne Avenue of Honour

### **Kyneton**

---

K2-Salvation Army Building, 3-5 Bowen Street, Kyneton  
K3-Cottage, 82 High Street, Kyneton  
K4-Sacred Heart College, 94 High Street, Kyneton  
K5- Ailsa Craig, 24 Mollison Street, Kyneton  
K7-Showground Grandstand, Mollison Street, Kyneton  
K12-Hollywood, 1829Trentham Road, Kyneton  
K13-Minerva, 24 Market Street, Kyneton  
K14-Meadowbank, 48 Mitchell Street, Kyneton  
AK1-Sawdust Kiln, Lauriston Reservoir Road, Kyneton  
AK3-Homestead, 101 Pleasant Hill Road, Kyneton  
AK4-4 Railway Bridges

### 1.5.2 Places for Future Consideration

**It is further recommended** the following places in Gisborne should be considered in the future for possible addition to the Heritage Overlay. These places have come to the author's attention during the Study.

- 53 Aitken Street, Gisborne
- 12 Curtis Court, Gisborne
- 'Throckenthal/Brucedale'
- 'Bundaleer/The Grove', 201A Gisborne Melton Road, Gisborne
- Residence, Wodalla Drive, New Gisborne
- Hilldene, Wedge Street, Kyneton

### 1.5.3 Avenues of Trees Generally in the Shire

**It is further recommended** the Shire should consider a survey of the Shire with the aim of identifying notable trees and avenues for future protection under the Planning Scheme.

In the course of this Study, and the author's role as Heritage Advisor for the Shire, it has been noted there are many trees and avenues of trees which are a unique part of the Shire's character but which do not have any planning protection.

Some do have protection through the Heritage Overlay. Most do not. Whether the Heritage Overlay is the appropriate means of protection can be further discussed, but another Overlay may be just as appropriate. The heritage values and associations of the numerous trees and avenues could be questionable.

### 1.5.4 Bluestone Kerbs and Gutters in Kyneton

**It is further recommended** the extent of existing bluestone kerbs and gutters within Kyneton be fully documented and while not urgent, they should be included on the Heritage Overlay, possibly as a generic listing for Kyneton.

The 1990 Study identified the bluestone Kerbs and gutters as a unique and notable traditional feature of Kyneton. Many of these were included in precinct Heritage Overlays.

However, the author has noted several which are not specifically included on the Heritage Overlay. The Shire's works officers have shown unusual diligence towards the protection of these gutters in the course of maintenance and improvement works. The unidentified kerbs and gutters should be documented and protected with the Heritage Overlay.



Detail of Photo from KHS Collection – Salvation Army Barracks, Kyneton

## 2.1 Background

The following Citations encapsulate the known history, Statement of Significance, and Indicative Guidelines for each place proposed for the Heritage Overlay. In considering any future Planning Applications, the Citations will provide the owner with information to formulate an appropriate proposal and the planning staff to assess the impact of that proposal.

During preparing these Citations, draft copies were sent to owners along with an invitation to meet with the author and Council staff to discuss the contents. Eleven owners, or their representatives, took advantage of this opportunity. Their comments are noted in the respective Citations.

## 2.2 Documentation Format

The following documentation of individual places is based upon the DELWP Planning Practice Note 1 – Applying the Heritage Overlay (August 2018). The following is a summary of significant points regarding the requirements of DELWP in preparing the Heritage Overlay.

### 2.2.1 Criteria

As required in the Practice Note, the following criteria are used in assessing the significance of individual places. These are criteria agreed to, and used, nationally by all heritage authorities.

- A. Importance to the course or pattern of our cultural or natural history.
- B. Possession of uncommon rare or endangers aspects of our cultural or natural history.
- C. Potential to yield information that will contribute to an understanding of our cultural or natural history.
- D. Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- E. Importance in exhibiting particular aesthetic characteristics.
- F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

- H. Special association with the life or works of a person, or group of persons, of importance in our history.

## 2.2.2 Statements of Significance

As required in the Heritage Overlay Practice Note, the following Statement of Significance model is used in the documentation. There is some confusion in the Practice Note in that the Citation is sometimes referred to as the Statement of Significance.

- **What is significant?** - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place (eg house, outbuildings, garden, plantings, ruins, archaeological sites, interiors etc) as a guide to future decision makers. Mention could also be made of elements that are not significant.
- **How is it significant?** - A sentence should be included to the effect that the place is of aesthetic, architectural, historic and/or scientific interest or other nominated special value. This reflects the terminology to be found in Section 4(1) of the *Planning and Environment Act 1987*. Other nominated special values could include social, spiritual and/or any other cultural or natural heritage value.
- **Why is it significant?** - This should elaborate upon the heritage values (eg aesthetic, architectural, historic, scientific, social or spiritual interest or other special value) used in the assessment of significance and address the criteria.

## 2.3 Heritage Overlay Schedule

Within the Planning Scheme, the Heritage Overlay identifies places considered to be worthy of protection. That identification is done through a Heritage Overlay Schedule.

The format for the Heritage Overlay Schedule is provided by DELWP and the 'Applying the Heritage Overlay Practice Notes, August 2018'. The following terms are used in the Heritage Overlay Schedule.

- **External Paint Controls Apply?**  
External painting controls over particular heritage places can be applied in the Schedule by including 'yes' in this column.
- **Internal Alterations Controls Apply?**  
Internal alterations controls over specific buildings can be applied in the schedule y including a 'yes' in this column. This provision should be applied sparingly and on a selective basis to special interiors of high significance.
- **Tree Controls Apply?**  
Tree controls are applied by including a 'yes' in this column. The statement of significance for the heritage place should identify the particular trees that are significant.
- **Outbuildings and Fences Not Exempt?**  
This relates to the exemption from planning permit application notice and review requirements. Exemptions from notice and review requirements are allowable where outbuildings and fences are of no heritage value. If "no" is listed in the column, any application to demolish an outbuilding or fence would not require notice. If "yes" is listed in the column, any application to demolish an outbuilding or fence would require notice. Particular outbuildings and fences of significance should be identified in the Statement of Significance.
- **Included on the VHR?**  
Heritage places may already be included on the Victorian Heritage Register (VHR) indicating they are of State significance. If the word 'yes' appears in this column, the referral requirements of the *Heritage Act 1994* and further liaison with Heritage Victoria is required for any proposals for change.
- **Prohibited Uses may be Permitted?**  
The Planning Scheme may prohibit certain uses in certain locations as part of its provisions. In order to facilitate a viable future for some heritage places, those prohibited uses may be allowed to places identified in the Heritage Overlay. Where prohibited uses may be considered by including the word 'yes' will appear in this column.
- **Aboriginal Heritage Place?**  
Some properties may have features or places significant for their Aboriginal associations. Where these are known and/or documented, the word 'yes' will appear in this column. Further liaison with Aboriginal Affairs Victoria is required.

Heritage Place	External paint controls apply?	Internal alterations Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt?	Included on VHR?	Prohibited uses may be permitted?	Name of Incorporated Plan	Aboriginal heritage place?
Gisborne Park 2 Cabbage Tree Lane, Gisborne	Yes	Yes	No	Yes	No	No	N/A	No
Eblana and adjacent heritage garden 59 & part 63 Howey Street, Gisborne	Yes	Yes	Yes	No	No	No	N/A	No
St Brigid's Catholic Church 64 Aitken Street, Gisborne	Yes	Yes	No	No	No	No	N/A	No
St Paul's Anglican Church 32 Fisher Street, Gisborne	Yes	Yes	No	Yes	No	No	N/A	No
Former St Andrew's Manse 42 Fisher Street, Gisborne	Yes	Yes	Yes	Yes	No	No	N/A	No
Wyabun Park 29 Melbourne Road, Gisborne	Yes	No	Yes	Yes	No	No	N/A	No
Annandale 46 Howey Street, Gisborne	Yes	No	No	No	No	No	N/A	No
Dixon's Office 41 Hamilton Street, Gisborne	Yes	No	No	Yes	No	No	N/A	No
Mechanics Institute 18 Hamilton Street, Gisborne	Yes	Yes	No	No	No	No	N/A	No
Memorial Precinct (Howey Reserve) Hamilton Street, Gisborne	No	No	Yes	Yes	No	No	N/A	No
Masonic Hall 60 Aitken Street, Gisborne	No	No	No	No	No	No	N/A	No
Lyell House 35 Aitken Street, Gisborne	Yes	No	Yes	Yes	No	No	N/A	No
Gisborne State School No.262 35 Fisher Street, Gisborne	Yes	Yes	No	No	No	No	N/A	No
Foresters Hall 52 Aitken Street, Gisborne	Yes	No	No	No	No	No	N/A	No
St Andrew's Presbyterian Church and Hall 43-49 Fisher Street, Gisborne	Yes	Yes	No	Yes	No	No	N/A	No
Hay Hill 426 Hamilton Road, New Gisborne	No	No	No	No	No	No	N/A	No
Wooling Private Cemetery (Robertson Family Pioneer Cemetery) 372 Barringo Road, New Gisborne	No	No	Yes	Yes	No	No	N/A	No
CBA bank 20 Hamilton Street, Gisborne	Yes	No	No	No	No	No	N/A	No
Residence 60 Prince Street, Gisborne	Yes	No	No	No	No	No	N/A	No
Ross Watt Children's Hall 252 Station Road, New Gisborne	Yes	Yes	Yes	No	No	No	N/A	No
Residence 251 A Station Road New Gisborne	No	No	No	No	No	No	N/A	No

Heritage Place	External paint controls apply?	Internal alterations Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt?	Included on VHR?	Prohibited uses may be permitted?	Name of Incorporated Plan	Aboriginal heritage place?
Ivy Leigh 268 Station Road, New Gisborne	No	No	No	No	No	No	N/A	No
Railway Overpass (Mitchell's Bridge) Pierce Road, New Gisborne	Yes	No	No	No	No	No	N/A	No
Residence (former Post Office) 274 Station Road New Gisborne	No	No	No	No	No	No	N/A	No
Salvation Army Barracks/Citadel (former) 5 Bowen Street, Kyneton	Yes	Yes	No	No	No	Yes	N/A	No
Cottage 82 High Street, Kyneton	Yes	No	No	No	No	No	N/A	No
Sacred Heart College - Chapel, Convent and Annex 94 High Street, Kyneton	Yes	Yes	No	No	No	No	N/A	No
Ailsa Craig 24 Mollison Street, Kyneton	Yes	Yes	No	No	No	No	N/A	No
Showgrounds Grandstand (Lewers Stand) Mollison Street, Kyneton	Yes	Yes	No	No	No	No	N/A	No
Hollywood 1829 Trentham Road, Kyneton	Yes	No	Yes	No	No	No	N/A	No
Minerva 24 Market Street, Kyneton	Yes	No	No	No	No	No	N/A	No
Meadowbank 48 Mitchell Street, Kyneton	Yes	Yes	No	No	No	No	N/A	No
Homestead (former Jarett's Farm) 101 Pleasant Hill Road Kyneton	Yes	No	No	Yes	No	No	N/A	No
Railway Bridges Boggy Creek/Flynn's Lane/ Greenway Lane/Pleasant Hill Road, Kyneton	Yes	No	No	No	No	No	N/A	No

## 2.4 Citations

The following section provides the Citations for the places recommended for inclusion on the Heritage Overlay, as per recommendation 1.5.1 above.

Ref.	Property name	Location	Page
HO280	Gisborne Park	2 Cabbage Tree Lane, Gisborne	10
HO281	Eblana / UL Daly Reserve	59 & part 63 Howey Street, Gisborne	16
HO282	St Brigid's Catholic Church	64 Aitken Street, Gisborne	22
HO283	St Paul's Anglican Church	32 Fisher Street, Gisborne	30
HO284	Former St Andrew's Manse	42 Fisher Street, Gisborne	33
HO285	Wyabun Park	29 Melbourne Road, Gisborne	41
HO286	Annandale	46 Howey Street, Gisborne	45
HO287	Dixon's Office	41 Hamilton Street, Gisborne	49
HO288	Mechanics Institute	18 Hamilton Street, Gisborne	52
HO289	Memorial Precinct (Howey Reserve)	Hamilton Street, Gisborne	58
HO290	Masonic Hall	60 Aitken Street, Gisborne	65
HO291	Lyell House	35 Aitken Street, Gisborne	70
HO292	Gisborne State School no. 262	35 Fisher Street, Gisborne	74
HO293	Foresters' Hall	52 Aitken Street, Gisborne	81
HO294	St Andrew's Presbyterian Church and Hall	43-49 Fisher Street, Gisborne	86
HO295	Hay Hill	426 Hamilton Road, New Gisborne	94
HO296	Wooling Private Cemetery (Robertson Family Pioneer Cemetery)	372 Barringo Road, New Gisborne	100
HO297	CBA Bank	20 Hamilton Street, Gisborne	107
HO298	Residence	60 Prince Street, Gisborne	111
HO299	Ross-Watt Children's Hall	252 Station Road, New Gisborne	113
HO300	Residence	251A Station Road, New Gisborne	117
HO301	Ivy Leigh	268 Station Road, New Gisborne	119
HO302	Railway Overpass (Mitchell's Bridge)	Pierce Road, New Gisborne	123
HO303	Residence (former Post Office)	274 Station Road, New Gisborne	135
HO305	Salvation Army Barracks/Citadel (former)	3-5 Bowen Street, Kyneton	131
HO306	Cottage	82 High Street, Kyneton	137
HO307	Sacred Heart College	94 High Street, Kyneton	141
HO308	Ailsa Craig/Rath Hill	24 Mollison Street, Kyneton	147
HO309	Showgrounds Grandstand (Lewers Stand)	Mollison Street, Kyneton	153
HO310	Hollywood	1829 Trentham Road, Kyneton	161
HO311	Minerva	24 Market Street, Kyneton	165
HO312	Meadowbank	48 Mitchell Street, Kyneton	170
HO313	Jarrett's Farm (former)	101 Pleasant Hill Road, Kyneton	176
HO314 - HO317	4 Railway Bridges	Boggy Creek, Flynn's Lane, Greenway Lane, Pleasant Hill Road, Kyneton	180

# Gisborne Park Statement of Significance

**Heritage Place:** Homestead/Gisborne Park

**PS ref no** HO280

2 Cabbage Tree Lane, Gisborne

37°31'50.98"S, 144°37'19.92"E



GMMDHS Photo

## Statement of Significance

- **What is significant?**  
Gisborne Park is significant to the extent of 'built-up' portion of the property, that is the main house (with interiors), the 'coach house' and bluestone skillion buildings. It does not include any post-WWI buildings or developments.
- **How is it significant?**  
Gisborne Park is locally significant historically, representatively, aesthetically and technically.
- **Why is it significant?**
  - Gisborne Park is significant historically and representatively for its association with the early agricultural and residential development of the Gisborne district, and in particular the establishment of large quality properties for wealth families. (Criteria A, D)
  - Gisborne Park is significant aesthetically and technically for the classic Italianate style main house and complementary outbuildings. The bluestone buildings illustrate a homestead complex of considerable merit. (Criterion E, F)



Nominal area of listing -100 metres radius from the centre of the courtyard.

## History

The following is an extract from the 1994 Heritage Study.

*"History:*

*E. Gordon was the grantee in 1855 for three allotments, each a little over 100 acres and aligned east-west, fronting Mt. Alexander Road (Calder Highway) and Weigall Roads. The*

brewer, Peter J. Martin was the owner-occupier of first, 566 acres and a hut and barn at Cabbage Tree in c1868; this became a 'residence' by 1869 with a rise in annual valuation. By 1872 he had another property of 1232 acres (land) at Cabbage Tree property with a 'homestead' listed for the first time on the 586 acre site in 1872. In 1875 it was described as 572 acres of land with a 'superior House and homestead', with an increased annual valuation. The property continued as such with a uniform property valuation into the 1880s when he was co-occupier with first, a farmer Thomas Callory, and next the noted Melbourne engineer, machinery manufacturer (including farm machinery and wind-mills), contractor and speculator, David Munro.

The property's description continued as 572 acres of land and a 'villa' plus out-offices, together with 640 acres also held on the Melton Road (CA9/N, 13-15/M Gisborne Parish Plan).

Mrs Watson's name (see also Rock Glen Farm) was shown here on the property plans of 1893 but grazier, Henry Beattie was the owner-occupier after c1893. John Aitken Beattie was the manager then and became the owner by the First War.

A sale notice of 1988 described it as a bluestone house built about 1860 by a man named Martin, said to be a brewer. The vendors (Robertson) family had been there since 1940.

The original land was added to when the adjoining freeholds were acquired. Hay crops were popular there in the late 19<sup>th</sup> century and presumably its brewer owner grew other brewing-related grain crops there. It has never been added to and the stone stable and outbuildings survive. Lady Knox pulled off the verandah in the 1930s but the Robertson family restored it (in the most part).

Gisborne Park has always been central to community affairs in the Cabbage Tree (later Couangalt) and Gisborne areas, Peter Martin having given land for the first Cabbage Tree school in 1863 and Beattie having later provide another lot for the same school. Stone from Gisborne Park was also used to build the Gisborne Anglican Church in the 1950s."

#### "Description

This is a double-fronted Italianate bluestone masonry villa with slate roof, bayed windows and bayed cast-iron ornamented verandah (rebuilt). The house has symmetrically arranged stucco chimneys, and eaves brackets while many of the outbuildings are also of basalt (coursed rubble) with brick trim to openings. The house garden has some formal structure (carriage sweep) and has been in garden publications.

At the road entrance there is a large cement pillared gateway with wrought-iron gates and fences and cement balls atop the piers, flanked outside by Hawthorn hedging."

#### "Landscape

The complex is set at the end of a long and impressive driveway of *Pinus radiata* and *Pinus pinea*, with deciduous exotics nearer to the house and extensive belt of Monterey cypress running either side of the house. There is a Hawthorn hedge along the driveway."

#### "Significance

This is a remarkably original, comprehensive and impressive farm complex, made more so by its near total construction, within a relatively short period of time, in basalt masonry. It is paralleled in this aspect, in the study area, only by Eden Park, Romsey, and in part by the nearby Bundaleer. In the State context, it is among the best examples of medium-sized farm complexes, being of different scale and origin to other generally larger basalt farm complexes in Western Victoria. Its landscape setting is also made impressive by the long and individually notable avenue of conifers which lines its driveway.

Because of its stone construction and comprehensive representation of farm building types, in one architect-designed complex, Gisborne Park provides a contrast to other contemporary more evolutionary rural complexes in the area and as such expresses the connection between the city markets and capital provided by its wealthy brewer owner, Peter Martin.

Gisborne Park has historically also been central to Gisborne community life, despite its out-of-town location, with stone from the property being donated for the Gisborne Anglican Church and land donated for the local schools."

Illustrations



Source: GMMDHS Photo, unnumbered, undated



Source: GMMDHS Photo, unnumbered, undated, possibly from a sale brochure



Source: GMMDHS Photo, unnumbered, undated



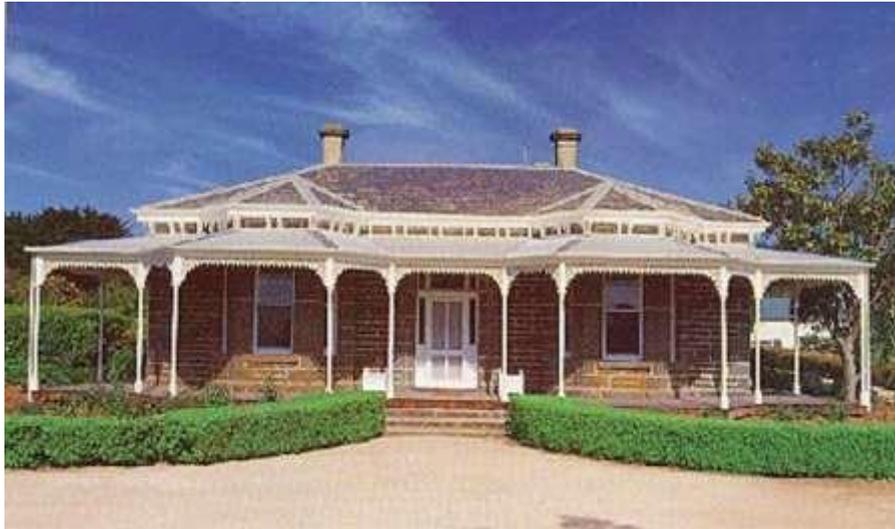
Source: GMMDHS Illustration, unnumbered, undated, possibly from a sales brochure



Source: GMMDHS Photo, unnumbered, undated. 'Coach House'



Source: GMMDHS Photo, unnumbered, undated, 'Inside of Shearing Shed', it appears this building no longer exists.



Source: Victorian Heritage Database

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this property are 4.3 Grazing and Raising Livestock, 4.4 Farming and 6.7 Making Homes for Victorians.
- The 1994 Heritage Study presents a compelling case of the property's heritage values, complemented by the photographic documentation provided by the Gisborne and Mount Macedon Districts Historical Society.
- The heritage values are associated with not just the main house but the bluestone outbuildings as well. The main house and coach house are the two dominant buildings, but there are two skillion sheds behind the main house as well. There are a number of more contemporary timber buildings which do not contribute to the early history of the property. A portion of the coach house has been fitted out as a shearing shed, but there is no remaining shearing shed of the scale of the one photographed above. It is proposed to identify only a portion of the property, focusing around the built-up area, as having heritage values.
- The main house is a classic Australian homestead of the Italianate style. Its date is given in the 1994 Heritage Study as 'about 1860', which would give it more importance as an early example of that style. It displays the archetypal formal symmetry accented by two bay windows/roofs with the verandah stepping out to accommodate them. The cast iron columns and lace work are highlights against the dark bluestone construction. The bluestone and the slate roof indicate a high-status and high-quality building.
- The interior contains many fine features, not the least of which are varnished cedar joinery. While changes are evident, the main rooms are worthy of conservation.
- The 'coach house' a very sophisticated farm building, again indicating a property of quality and status, complementing the main house. It is in need of stabilisation and the stonework is deteriorating.
- At the rear of the main house are several bluestone skillion service buildings associated with the farming activities of the property. They indicate changes but in form, materials and extent complement the other buildings on site.
- The gardens are contemporary although there are several mature introduced trees throughout. They do not demonstrate a 'designed' pattern. The present gardens however complement the house.
- The larger landscape is generically complementary in providing a setting for the built-up area. What appears to be an 'avenue' of trees at the entry drive is an irregular plantation of pines, not a strict 'avenue'. The alignment and age of the pines varies considerably, minimising their contribution.
- The Gisborne district, and Gisborne itself, is a venue for the development of homesteads and residences for wealthy families. Its proximity to Melbourne and the availability of the railway were undoubtedly part of that attraction. Few have retained their outbuildings, and fewer demonstrate the quality of Gisborne Park.
- It may also be possible to develop a brief, mutually agreed, management document (and included in the Planning Scheme as an 'incorporated document') to identify activities and buildings/features exempt from the requirements of the Heritage Overlay.

## Comparative Comment

The present Heritage Overlay includes homesteads of a similar nature, although generally

Gisborne Park would appear to have a higher quality and greater extent. Dumbarton (HO258) in Gisborne, Brennanah (HO208) in Kyneton, Bolobek (HO249) in Macedon and Duneira (HO265) are amongst these.

These homesteads are indicative of the early (non-urban) development of the Shire and, despite inclusion on the existing Heritage Overlay) continue to be viable and contribute to the Shire's heritage.

It would be consistent and appropriate to include Gisborne Park on the Heritage Overlay.

# Eblana Statement of Significance

**Heritage Place:** Residence/Eblana

**PS ref no:** HO281

59 Howey Street, Gisborne (previously 82 Aitken Street, Gisborne)

Including part of UL Daly Reserve, 63 Howey Street, Gisborne

37°29'32.51"S, 144°35'21.09"E



## Statement of Significance

### ▪ What is significant?

The Residence is significant to the extent of the house and interior, plus a portion of the UL Daly Reserve to include the remnant fruit trees and Italian Cypresses only. The significance does not include the subsequent carport or garden development (except as noted above) nor the previously subdivided land on Howey Street or the remainder to the UL Daly Reserve.

### ▪ How is it significant?

The Residence is locally significant architecturally and historically.

### ▪ Why is it significant?

- The Residence is significant architecturally as an intact and ornate example of the Federation Queen Anne architectural style, befitting a home of the local physician and community figure and representing the optimism of the turn of the century era. The building is believed to be intact internally as well with features equating the quality of the exterior. (Criterion A)
- The Residence is significant historically for its association with Dr Ulick Daly, a significant community figure and physician in Gisborne. It is also historically significant for the remaining fruit trees and Italian Cypresses only which are rare remnants of an urban kitchen garden. (Criterion E, F)

## History

*The following is an extract from the 1994 Heritage Study.*

*"History: Eblana was built 1896 (by Cherry?) for Dr Ulick A. Daly, a Gisborne doctor who was Irish with an American wife. The house stood on an eleven acre site and replaced a cottage once owned by the grantee, James Cavanagh, who sold the site to Daly the previous year. Cavanagh was later known in Gisborne as the one who drive the lorry carting Cherry's churns to the railway station.*

*The ownership passed to his wife Laura May in the 1930s and later a Ulick Lord Daly*

(son?). His son, Jack Daly, is thought to have lived there also over a long period, being a good friend of Alistair Clark. Daly also grew some plants for sale. It is currently owned by Neil Robertson's mother.

*Description: Eblana is a large timber Federation Bungalow style villa which has been designed for the two major frontages on which it stands. A broad expanse of gable-form roofing provides the backdrop for several projecting half-timbered gable room bays at the extremities of the elevation. These room projections differ in width, promoting visual diversity. They also provide the ends to a north-facing timber-framed verandah and one abuts the arch entry porch on the east side. It is possible that the verandahs have been placed with a new sun consciousness reflecting emerging modernist principles.*

*The half-timbering to the gables is set on the diagonal on most elevations while some form deep overhangs, either side of a projecting window bay. Some windows are grouped casements, others are single double-hung.*

*Ornament is confined to timber slatting and simple fretted brackets. Red brick chimneys with corbeled tops are also numerous and seemingly randomly placed, adding to the picturesque quality of the roofline.*

*Context: The house relates to other contemporary examples nearby (i.e. 46 Howey Street) while playing a landmark role because of its still spacious grounds, size and corner siting. It is typically sized and prominent for a doctor's house and surgery and hence expresses his role and status in the town.*

*Landscape: The house is set well back from Aitken Street, at the Howey Street corner, with an extensive woodland garden area which merges with the street frontage. Bulbs, pin-oaks and almond trees comprise the major character of the garden while there are also signs of large trees having been recently removed on the north side. The exotic and native vegetation on the adjoining Daly Reserve was reputedly donated to the Gisborne Shire by the Daly estate as a nature reserve.*

*Significance: Eblana is significant as a well preserved and large 19th century house which is among a relatively small group of similar houses in the Gisborne township today and presents an architectural stylism which is distinct within the town and region among contemporary houses. The house by its size and grounds also reflects its use by a key figure in town, Dr Daly, and Eblana, by its external integrity and age, has relative antiquity within the context of most other houses in the town.*

*Eblana's architectural character and landscape setting relate to those of other adjacent houses and the civic buildings nearby. The house also adjoins a nature reserve which commemorates its owner, Daly's name and perpetuates some of the (still visible) essence of his garden.*

*Eblana is significant as a landmark building and because of the degree to which the original fabric of the building has survived. It is associated with a key figure in Gisborne's history."*

The following information has been prepared by the Gisborne and Mount Macedon Districts Historical Society from their files.

Extracted from Rate Books

- "11 Acres and Cottage, Bounded by Aitken, Howey and Prince Streets
- 1871 – 1878 - J. Lane (James & Thomas Kavanagh – Tenants) and at times the Crown (Owners)
- 1879 – 1894 - J. Lane (Sometimes Owner) (Tenants – James Kavanagh)
- 1895 – Transferred to Dr. Ulick Arthur Daly
- 1896 – Net Annual Value was £12-0-0
- 1897 - Net Annual Value increased to £60-0-0. Described as Villa – Eblana was built by Cherry & Son. Details Re: Cherry
- 1933 – Transferred to Laura May Daly.
- 1936 - Ulick Lord Daly retired (Owner). Died 1976."

Extracted from Property File. Source: Telegraph – Jan '08, Feb '08 and Sept '09.

- "Presumably most of the larger trees were planted about the same time as Eblana was built.
- The Doctor's son Ulick and his wife were knowledgeable and enthusiastic gardeners who during their lives embellished and added to the garden.

- Ulick Daly died in the early 70's. The house was sold, and the garden fell into decay.
- The house was purchased by the Shire of Gisborne in 1978 and was later purchased by Laurie & Frazer Caddy who have been coaxing the surrounds back to order.
- The cottage garden built in the orchard is a new addition.
- Eblana was auctioned in March 2008 (Sold). Many of the features have been retained including timber paneled walls, high ceilings, numerous open fireplaces and detailed mantle-pieces.
- Dr. Daly's original servant bell and room register still remain.
- The dining room is a special place with timber clad walls, built-in shelving, fireplace and a coffered ceiling.
- House renovated about 1987.
- Subdivided in 2009.
- Dr. Ulick A. Daly – Born Dublin 1853. Arrived 1888.
- Eblana was built as a private residence and as a surgery."

The following information was provided by local resident, Irene Perkin:

*Doctor Ulick Arthur William Daly, M.B., B.Ch., University of Dublin and Licentiate in Midwifery, Rotunda Hospital, Dublin. Born Dublin 1853; died Gisborne 1933. Married Laura May (nee Lord) 1886, son Ulick Lord Daly born 1891, daughter Ismy Laura Therese born 1894.*

Ulick Lord Daly was awarded an MBE for services to local government in 1968. In 1976 he negotiated with the then Gisborne Shire Council to upon his death gift a major part of his property "to the people of Gisborne for passive recreation."

The following is an extract from the VCAT Report dated July 2009 prepared for the owners by heritage consultant Mandy Jean.

*"DESCRIPTION OF THE RESIDENCE AND GARDEN*

- 6. The residence at 82 Aitken Street is set in a large garden of 6,022square metres, which roughly forms a rectangle, with a 95.58metre north boundary facing Howey Street, and 100.58m south boundary facing U.L. Daly Reserve and 60 metres west boundary and 55metres east boundary, fronting onto Aitken Street.*
- 7. The residence is a large single storey building designed in the Federation Queen Anne/ Bungalow architectural style. The ten-room building accommodated the professional medical rooms of the owner, Dr. Daly, as well as providing elegant and spacious rooms for his family home. From historic photographs it appears that the rear rooms were built shortly after the house was first constructed in 1896. The rear addition includes a cedar lined vaulted ceiling to the dining room and large rear living room which has a square bay window looking out onto distant views of Mount Macedon. The rear addition created a house with two front facades, the public entrance and medical rooms overlooking Aitken Street and a private entrance facing onto Howey Street.*
- 8. The timber frame house is well built and exhibits exemplary timber construction, joinery and decorative detailing. References provided in the Heritage Study citation sheet suggest that the house may have been built and designed by a local timber merchant and builder, Cherry & Son, who is also known to have made fine cabinets and furniture. The timber weatherboard board home has extensive cedar lined paneling internally, superb tongue and groove flooring, timber joinery, wide central corridor and large fireplaces and elaborate surrounds in every room.*
- 9. The simple layout of the house belies the complex roof form with its steep angled gable ends, decorated with half-timber bargeboards and bracketed projecting gables, while the tall elegant brick strapped chimneys dominate the roofscape. Fine external timber detailing includes the turned verandah posts, decorative timber brackets and valence, timber double hung sash windows and timber paneled doors and angled timber projecting bay windows. Quality original architectural detailing is found internally although several rooms have been re-lined due to poor conditions found previously. The residence is a good representative example of a provincial variation of the Federation Queen Anne style found in rural towns in Victoria. The general architectural style became the most dominant domestic style in Australia from 1890 to 1900. The Heritage Study citation sheet suggests the style of the subject building is more Federation Bungalow than Federation Queen Anne. The former architectural style represents a transitional period between Queen Anne and Inter War Californian Bungalow styles, where the picturesque complexities of the Queen Anne style were progressively reduced in favour of a more grounded simple style."*

Illustrations



Source: GMMDHS Photo D3024 6A4, undated



Source: GMMDHS Photo D6088 52A5, undated



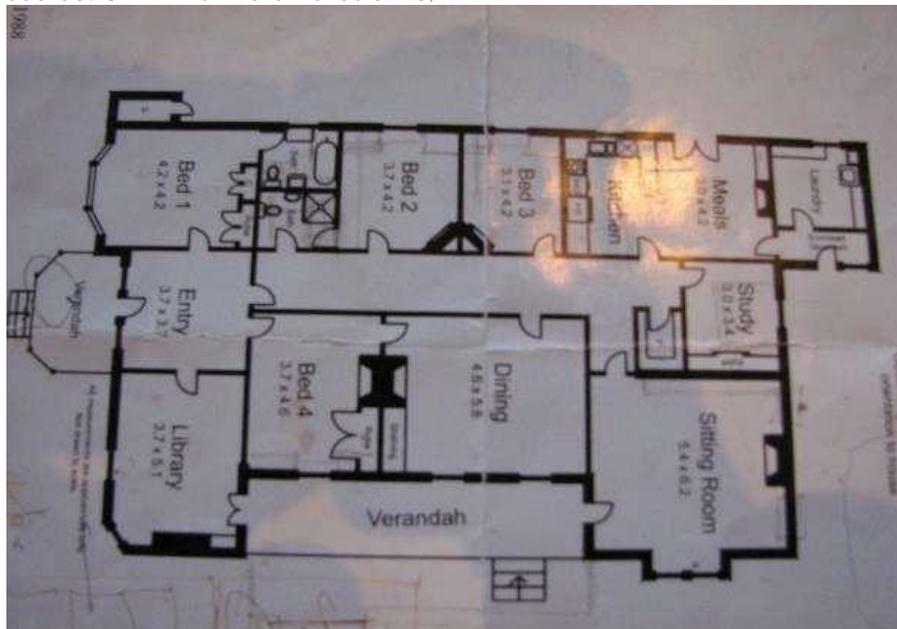
Source: GMMDHS Photo D6389 54A5, undated



Source: GMMDHSD Photo D6390 54A5, undated but recent



Source: GMMDHS Photo D6753 59A5



Source: VCAT Report July 15, 2009 by Amanda Jean

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with the Residence are 6.5 Living in Country Towns and 8.3 Providing Health and Welfare Services.
- Access to the interior of the Residence has not been permitted by the current owners.
- Eblana was recommended in the 1994 Heritage Study for inclusion on the Heritage Overlay. There is no documentation as to why it wasn't included at that time.
- In 1978 the majority of the land associated with Eblana was gifted to the Shire and is now

managed by the Shire as U.L. Daly Reserve – at the rear of the Residence. The gifting left only a small amount of land associated with the Residence and its frontage to Howey Street.

- In 2009 the entry and front garden associated with Eblana fronting Howey Street was subdivided, leaving the Residence with only a small amount of land and a narrow access to the Residence. The original entry was from the corner of Aitken and Howey Streets with a curving driveway towards the Residence. The present narrow driveway to the Residence off Howey Street is not original. (It should be noted the Shire objected to this subdivision and the issue went to VCAT who found in favour of the applicant.) As a result, the original garden facing Howey Street has been lost to development. No further comment will be made on the subdivision.
- The land still directly associated with Eblana, on the same title, is subsequently only taken in both size and originality. Heritage consultants Context P/L in a report on the landscape of Eblana have noted that plantings near the house were recent (within 20 years) and while sympathetic, had no heritage significance. One tree to the west of the Residence, a Weeping Chinese Cypress, was noted by Context P/L as having individual value as a specimen. The veracity of this species identification, however, has been questioned. Its regrowth pattern indicates that it would have been a hedge, but its current size makes it's a return to that state impossible, so it is not recommended for protection.
- Within the UL Daly Reserve, there is a series of remnant plantings from associations with the Residence which Context P/L have noted as having value as 'remnants'. These are a series of fruit trees and a row of Italian Cyprresses. No other landscape elements or plants at the rear of the present Residence were identified as having heritage values. Context P/L has recommended however that the fruit trees and Italian Cyprresses should be included within the boundary of any Eblana Heritage Overlay for their historical associations with Eblana. As the remaining landscape and gardens associated with Eblana have been lost to development, this is a worthy recommendation. An agreement to this end has been reached with the owners.
- The design of the Residence Eblana is a masterful demonstration of the Federation Queen Anne style, popular at the time. It is a flamboyant style expressing the confidence of Australia coming out of the 1890s depression and optimism as the country approached Federation. Eblana's steep projecting gables, variety of roof shapes, tall brick chimneys with decorated corbelled tops, decorated gables and timber verandah details are all features associated with the style and expressed at Eblana.
- It is obvious from the old photos that an addition/alteration has been made to the west end, but it has been undertaken to maintain a continuity with the original style.
- The interior was not accessible. However, it is noted that the description of the Residence in the 2009 VCAT Report makes direct reference to potentially significant internal features which include Cedar vaulted ceilings, exemplary timber joinery and decorative detailing, Cedar paneling, and elaborate fireplace surrounds in every room. This extent of internal detailing leads the author to assume (without access) that the interior is also worthy of conservation and inclusion on the Heritage Overlay.
- As a doctor in a large country town, UL Daly would have been one of the pillars of the community. His name appears frequently in newspaper reports about community activities and as chairman of this committee or that. The house is a demonstration of his wealth and position in the district.
- A large carport has been constructed within the land still associated with the Residence. With the tall fencing around the property now, its presence is minimised. It should not be used as a precedent for similar additional structures.
- An inspection could further clarify how much of the interior is worthy of conservation, and this could be documented into a mutually agreed document to become an 'Incorporated Document' within the Heritage Overlay/Planning Scheme.

## Comparative Threshold Comment

---

There are two other Federation Queen Anne style residences left in Gisborne and are recommended for inclusion on the Heritage Overlay as part of this study – Dixon's at 41 Hamilton Street and Wyabun Park at 29 Melbourne Road. Others exist in Kyneton and have been included as part of the Heritage Precincts there (HO119 and HO211).

As noted, the style was indicative of the optimism of Federation and the end of the 1890's depression. Its focus on decoration and articulated forms was a distinctive progression beyond the more somber Victorian residential style. To have examples of these residences recognised on the Heritage Overlay would reflect the importance of that era to the Shire. It would be consistent and appropriate to include Eblana in Gisborne on the Heritage Overlay.

# Catholic Church Statement of Significance

**Heritage Place:** St Brigid's Catholic Church

**PS ref no** HO282

64 Aitken Street, Gisborne

37°29'24.68"S, 144°35'24.06"E



## Statement of Cultural Value

- What is significant?
  - St Brigid's Church is significant to the extent of the existing building envelope, materials and architectural details, as well as the interior the building. It does not include fencing, outbuildings or landscaping.
- How is it significant?
  - St Brigid's Church is locally significant aesthetically, architecturally, historically and socially.
- Why is it significant?
  - St Brigid's Church is significant aesthetically for its visual dominance which helps create and support the traditional character and scale of Gisborne. (Criterion D)
  - St Brigid's Church is significant architecturally for its intact Gothic Revival style, the Victorian style of choice for church buildings in the 19<sup>th</sup> century. This significance is enhanced by the siting of this church, and others in visually important locations which contribute to the traditional character of the Shire's townships. The breadth of architectural details, external and assumingly internal, contribute to its stylistic representation. As access was denied, it has been assumed the internal photo reflect its current state and contribute to the building's architectural and ceremonial merit. (Criterion D)
  - St Brigid's Church is significant historically and socially to the shire as a substantive demonstration of the Christian nature of the settlers, the Catholic religion, the desire and commitment to worship and meet in the context of their church, and the sense of community which the building reflects. Like most churches, St Brigid's is also historically significant for the long line of priests which served the community and families who made financial and physical contributions to the building. (Criterion A, G, H)

## History

The following is an extract from the 1994 Study

*"The site faces Gisborne's principal thoroughfare, Aitken Street, at its intersection with Fisher Street, the location of the Presbyterian and National School Reserves.*

A priest renowned for his church building, the Rev TJ O'Callaghan was the first Catholic priest to reside at Gisborne in 1871 (or 1868?), the previous clergy having resided at Bacchus Marsh (Fr O'Connell, Rev Madden, Rev Shinnick). He replaced the timber St Brigid's Mission Church (then used as a school) at Gisborne with the present brick one for a cost of 3000 pounds (3175 pounds?). The presbytery was erected in the same construction period for 1065 pounds, reputedly after construction of a clergyman's residence in 1868. The church was dedicated in 1875.

Reputedly services were held in the Gisborne Catholic School (denominational school 288) from its creation in 1860. The school closed in 1870.

Other buildings created within the Mission during the latter half of the 19th century include St Mary's at Sunbury, St Ambrose at Riddell's Creek and St Patricks at Macedon.

The Foundation Stone reads, "St Brigid's Church, Gisborne, Foundation Stone was laid by the Very Reverend Dr John Fitzpatrick, VEG, on the 30<sup>th</sup> November, 1873. The church was blessed and opened by the Right Reverend Dr James Halipias Gould, D.D.O.S.A., Archbishop of Melbourne, on 5<sup>th</sup> February 1875. Parish Priest was the Reverend Father Timothy, J O'Callaghan; Parish Chairman, Mr Michael Brady; Parish Secretary, Mr Patrick Barry; Architect, Mr Daniel J Buckley (Gisborne); and the builder, Mr Richard Grant.

"Other sources credit the contract to Robert Bodkin of Riddell and Grant was given the plumbing to carry out. Michael Waugh of Collingwood was the plasterer.

An early photograph of the church and presbytery shows the face brick walls of both and an arrow head timber picket fence around the frontages. An angle rail fence was erected inside this fence line...

There is a gallery across the rear, with a number of leadlight windows dedicated to persons such as Mr & Mrs John Flannagan, the Power family, the Wilsons, and the Slatterys, among others... The organ loft (minus organ) was donated by the parents of Annie Burns."

The following additional history is from the St Brigid's, Gisborne Parish website ([www.st-brigids-gisborne-parish.org.au/history](http://www.st-brigids-gisborne-parish.org.au/history)). The website credits Nori Gardner for the text.

#### "HISTORY OF THE PARISH

We have no record of the early days of the Gisborne Parish until about 1855 when Father Madden was appointed parish priest of the Blackwood Parish. This consisted of Gisborne, Bacchus Marsh and Ballan. To visit his parishioners, he had to travel on horseback or in a horse-drawn jinker or buggy. There were very few people living in this area and he could only say Mass at irregular times.

As time passes, and more people took up residence in these parts, the parishes were made smaller and Gisborne and Bacchus Marsh were controlled by the one priest who lived in Bacchus Marsh. He travelled to Gisborne to say Mass here, still by horseback, sometimes staying at Bullengarook overnight and coming on to Gisborne.

A very fine Catholic man, Michael Brady, who lived just next to the present Mitre 10 shop in Gisborne, was anxious to help the priest. Brady's house was built a distance back from the front fence, so he decided to build a place consisting of two rooms for the use of the priest on his visits to Gisborne. One room was to be used for saying Mass and the other as a bedroom, so that the priest could stay overnight and meet his parishioners.

As the population in the area increased fairly rapidly the room became too small to hold the congregation. There was already a small wooden school in Gisborne and it was here Mass was held. The building was just inside the school ground, near Fisher Street and as time went on it was enlarged and Mass was said there for many years. The land was given by the Government.

As time passed and more and more people settled in the area, the need for a proper church became most important and in 1875 the Church, which is in Gisborne today, was built and when completed was blessed and opened on February 2nd, 1875 by Archbishop Gould. The church cost £3125, very different from the cost of building a church today. A plaque on the outside wall of the church facing Fisher Street gives all the details of the blessing. Since the parish was formed there have been 22 different priests in the parish, staying for different lengths of time. The longest, Father Patrick Gibbons, stayed for thirty years.

In 1888 the teacher at the school was Mary Slattery who filled this position when she completed her teacher training and taught for 57 years. She was a very good teacher, at times had up to 50 children in the one big room where Mass had been said. She taught classes 1 - 8 with very good results and managed to give every child a fine education, as well as an excellent grounding in religion. On her retirement in 1945 Father Nolan who was our parish priest at the time found it impossible to obtain nuns to take over the school, so St. Brigid's had to be closed and all children from there had to attend the Gisborne Primary School. This lasted till 1950 when Father Nolan was successful in persuading nuns from W.A. belonging to the Sisters of St. Joseph of the Apparition to come over to Gisborne. Next problem was where they would live. Father Nolan then decided to give up his presbytery (built several years before the church was built) for a Convent for the nuns. This is the building next to the school and used as St. Brigid's office. Father then boarded with Mrs. Murray, whose home was on the spot where the present school now stands. The nuns taught in the old wooden building until about 1953, when because of the increase of enrolments and overcrowding, a new school had to be built.

Father Nolan then set about building a new presbytery, which was completed in 1951, between the Convent and the church. The nuns remained in Gisborne for 15 years when they were recalled to W.A. and again the Catholic school was closed for two years, 1966 and 1967.

After the death of Father Elliot who replaced Fr Nolan in 1955, Father Griffin came to Gisborne. He was eventually able to bring the nuns of the order of St Joseph, founded by Mother Mary McKillop, to teach in Gisborne, and they remained here from 1968 till 1990. Sister Barbara was here for 12 years and Sister Maureen for 10 years. Replacing them were another Sister Maureen and Sister Patricia. Sister Maureen taught at the school, but Sr Patricia worked with the lay people in the Parish. At the end of 1990 the nuns were recalled, and the school was left in the hands of lay teachers.

In 1977 because of the worsening condition of the convent, built nearly 100 years before, Fr Griffin purchased a house in Brantome Street for a new Convent which remained as such till the end of 1990 when the nuns left the district. Fr Griffin was followed by Fr Loughlin, then Fr Tobin who was parish priest for 13 1/2 years. During his time in Gisborne many major changes have taken place. In his early years here, the church was carpeted, adding much comfort to parishioners in winter, as did the padding of the kneelers. Later the church was painted.

With the increased number of enrolments, 2 new rooms had to be added to the building in 1986 and in 1989 two portable rooms were placed in the school grounds. In 1979 the hall was built and is used for school purposes, as well as being hired out for entertainment. In 1983 when the Ash Wednesday fire devastated so much of our district our Catholic church at Macedon was completely destroyed. Some years later a modern Catholic church was built to cater for the needs of the Macedon people.

Father Tobin's last work was the addition of two new rooms to be added to the small presbytery enabling him to have accommodation for visiting priests who, from time to time, came up at weekends to help with Mass in the country areas of Riddell and Macedon. Weekend Masses were 7.30pm Saturday in Gisborne, also 8am and 10.30 am Sunday, 9.15 am at Macedon and 10.30 at Riddell. We are very thankful to the priests. Father King, (Jesuit) came up every weekend from the Jesuit College in Parkville, required to be driven up and back to Melbourne, hence the roster for drivers. Also, Father Coolie, Father Jongerbloed and the late Father Curley assisted in this way. During his time near the last couple of years of his stay in Gisborne, Fr Tobin celebrated his silver Jubilee as a priest, with a celebrated mass in the church and an evening in the hall.

Not too many people know that 100 years ago we had a church built in Bullengarook at the further end of the 'Rook' road out towards Bacchus Marsh. It was called Saint Kolumbkil. The population decreased, young people leaving the district and there were fewer Masses said out there till finally only once in five weeks. The final one was said by Father James Carroll who was the first priest ordained from our parish. Later people attended Mass in Gisborne where Father Griffin was Parish Priest. The church fell into disrepair, seats were given to St Patrick's Macedon.

In those days Gisborne had a Younger Set, boys and girls who had left school. They brought all the timber from the church into Gisborne, intending to put it to good use, but nothing eventuated from this plan.

Over the years we see that Mary Slattery's religious education has resulted in some

vocations in the parish. A boy living in Bullengarook became the first one in this area to enter the priesthood. This was Father James Carroll who joined the Salesian Fathers. Salesians are stationed in many places throughout Australia. They are at the College in Sunbury where many boys from this area had been educated. Nowadays they later confined enrolments only to Sunbury students, Gisborne boys then began to attend Sacred Heart.

A few miles from Gisborne out towards Melton was a small place called Couangalt, later becoming Gisborne South. A Catholic family there, Mrs Dunne, had the mail run bringing the mail to be posted in Gisborne and collecting and distributing the mail for Couangalt. Two of Mrs. Dunne's daughters joined the Order of the Sisters of Charity.

In 1942, a Gisborne painter, Frank W. Clareborough's daughter Alice (now Sr. Teresa), who is today living in retirement, entered the Order of the Sister of Mercy. Frank had painted the Sanctuary a beautiful shade of blue, dotted here and there with small gold crosses. In recent years, Stephen De Lai became a Brother in the Salesian Order and is now teaching in Tasmania.

In 1992 Greg Bennett who lived at Bullengarook, educated in Gisborne, spent a few years working in the Commercial Bank in Gisborne. He then studied for the priesthood and was ordained in 1992 for the Melbourne diocese."

The following are selected extracts from 'Parish, Priests and Pioneers' by Leo Duggan for GMMDHS in 2001.

- "12-July 1852 – The Vicar General of the diocese applied for a grant of two acres on the corner of Aitken and Fisher Streets to be reserved for the erection of a school, church and dwelling. His application was approved.
- 20-September-1873 – Tenders called for the erection of a brick church at Gisborne. The architect is Mr. T.A. Kelly of Elizabeth Street.
- 30-November-1873 – Foundation Stone of St. Brigid's Gisborne (later changed to St. Brigid's) laid by the Very Reverend Dr. Fitzpatrick.
- The initial contract was let to Mr. Richard Grant of Kyneton for the construction of a church. It was to consist of a nave – 62 ft. by 28 ft., a sacristy – 18 ft. by 12 ft., and two porches each 7 ft. 6 in. by 6 ft. A tower was to be later erected at the north-east angle of the building. The church was to be built in a Gothic style of brick on bluestone foundations. The mullions, traceries of windows etc., were to be made of pressed cement according to plans prepared by Mr D. J. Buckley. Mr Buckley was a draftsman and head-teacher of the Catholic school. Mr Kelly, the Architect, seems to have had no further input into the project.
- March 1874 – The walls of the church were close to completion. Additional funds were required to construct the roof. A Bruce's Auction raised 550 pounds. Less than a year later the church was completed.
- 30-January 1875 – The church was blessed and dedicated to St. Brigid's by Archbishop Gould, the Very Rev. Dr. Fitzpatrick and Fr. Kelly. The cost of the church was 2150 pounds in total and a further 200 pounds was collected at mass that day.
- The church was 'lighted by four two-light windows' on each side of the nave and 'by an elegant rose window on the eastern end'. The nave and chancel were 'separated by a light polished cedar rail' with cusped spandrels, etc. 'The window over the altar has three lights'.
- The seats – with their Gothic Tre-foiled heads – have been replaced by much plainer ones, although with padded kneelers they are more comfortable.
- The side altars, stained glass windows and choir loft were not part of the original construction.
- The first major renovation was carried out in 1893 while Fr. Gallivan was parish priest. Architects Kempson, Connolly and Oldham drew up the plans for a complete renovation internally and externally which were so extensive the church was closed for some time. The contractor was Mr. E. A. Morris of Prahran. Major structural work was done on the roof and its supporting timbers. Tie rods were inserted to strengthen the roof and the timbers were bolted more tightly to close gaping joints that had appeared. The brickwork was tuck-pointed, and the windows and surrounding cement were painted soft green. The interior walls were repainted, the lower section a very dull red and then varnished. Separating this from the soft green upper wall was a two-inch line of dark olive green bordered by a fine line of dull red. The area around the windows was finished in light blue. The woodwork in the roof, confessional, altar rail, seats, and exterior doors was stained and varnished. A different colour scheme was used for the sanctuary and the main altar and tabernacle were finished in rich blue and vermilion with ornate gilding.

- Another renovation was undertaken soon after the appointment of Fr. Fallon as parish priest in 1911. The walls were painted light blue and chocolate, and the seats matched the chocolate wall. A new choir loft with Gothic arches and the new confessional with patent doors, surmounted by a Celtic cross, were erected. It is not clear when the stained-glass window was installed above the altar, but it is known that the other windows were installed in 1925. Each was donated by a family within the parish in memory of deceased relatives.
- The beautiful large window in the eastern wall was financed by a bequest of 50 pounds from Mrs Ada Dwyer. At the same time, Michael Haire donated a new pulpit, in memory of his parents John and Bridget, which is still in use.
- By the 1930's the church was structurally much the same as it is today."

The following are selected extracts from the GMMDHS General Topics File

- "Church built in Macedon brick with cement dressing and slate roof.
- Plans by W. J. Buckley of Gisborne.
- Builder was Robert Bodkin of Riddell's Creek.
- Completed September 1874.
- Plumbing by R. Grant of Kyneton for 755 pounds.
- Church cost 3175 pounds.
- Painted by Harris of Woodend."

The following extract is from the Kyneton Guardian newspaper 17-Jan-1903

"Mr James Nicholls of Macedon made the bricks that were used in the construction of St. Brigid's Church."

The following are selected extracts from the Gothic Revival Style in the 'Pennsylvania Architectural Field Guide 2015'.

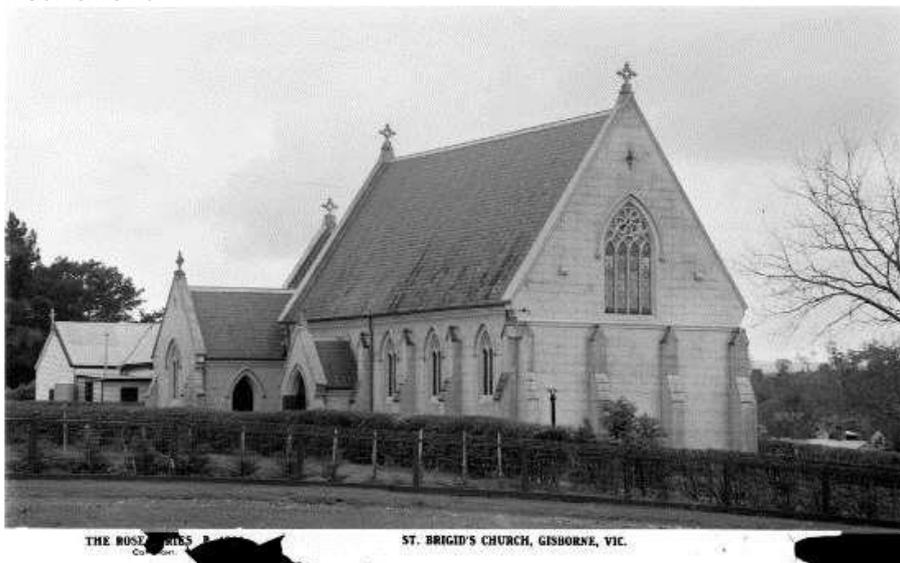
*"The Gothic Revival style is part of the mid-19<sup>th</sup> Century picturesque and romantic movement in architecture, reflecting the public's taste for buildings inspired by medieval design. This was a real departure from the previously popular styles that drew inspiration from the classical forms of ancient Greece and Rome. While distinctly different, both the Gothic Revival style and the Greek Revival style looked to the past, and both remained popular throughout the mid-19<sup>th</sup> century. ...This style was promoted as an appropriate design for rural settings, with its complex and irregular shapes and forms fitting well into the natural landscape.*

*The Gothic Revival style was also popular for churches, where high style elements such as towers, parapets, and tracery windows were common, as well as the pointed Gothic arched windows and entries."*

#### Identifiable Features

1. Pointed arches as decorative element and as window shape
2. Front facing gables with decorative incised trim (verge boards or bargeboards)
3. Porches
4. Steeply pitched roof
5. Gables often topped with finials or cross bracing
6. Decorative crowns (gable or drip mould) over windows and doors
7. Castle-like towers with parapets on some high style buildings"

#### Illustrations

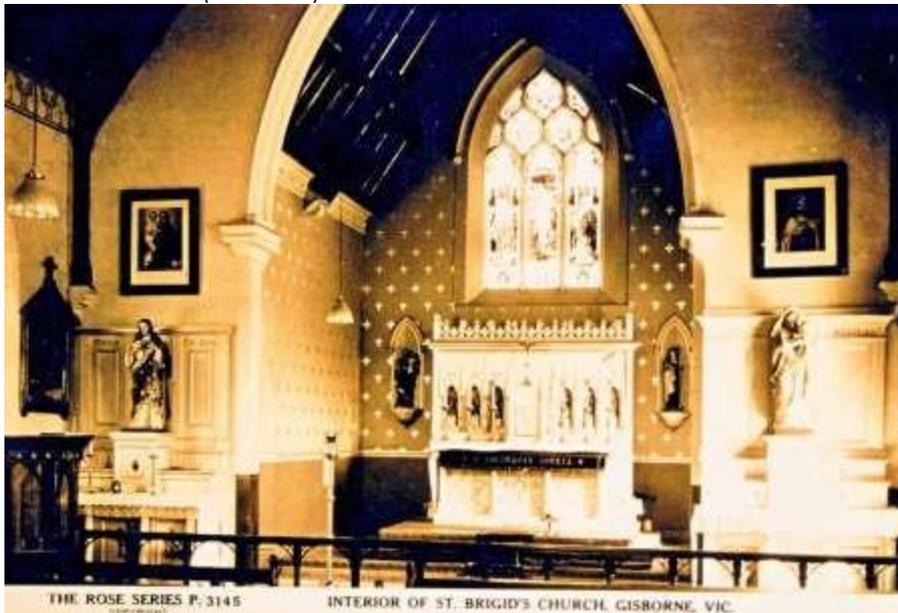


THE ROSE GILES Collection. ST. BRIGID'S CHURCH, GISBORNE, VIC.

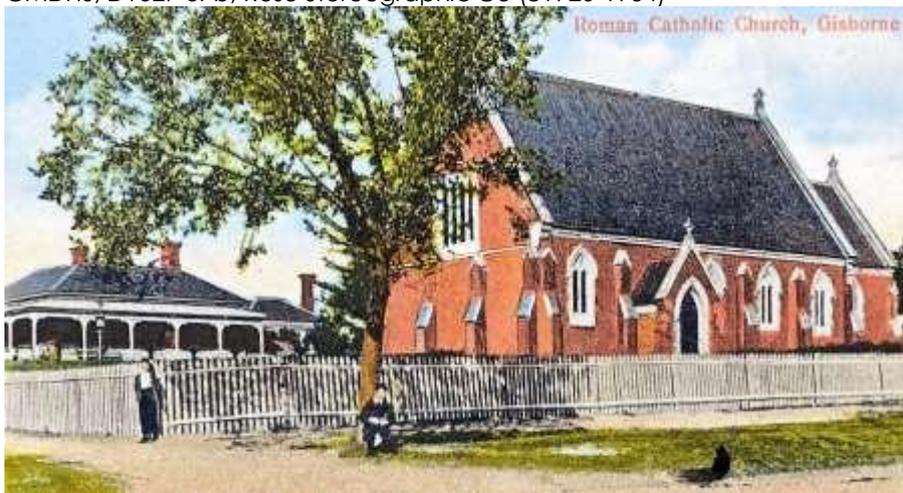
SLV Photograph, H32492/9619, Rose Stereographic Co (c1920-1954)



Source: GMDHS, (undated)



GMDHS, D1627 3A5, Rose Stereographic Co (c1920-1954)



Source: GMDHS, D1627 3A5, (undated) postcard, shows original brick finish

## Discussion

- The themes from Victoria's Framework of Historical Themes, associated with this building are 2.6 Maintaining distinctive cultures, 6.5 Living in Country Towns and 8.1 Maintaining spiritual

life.

- The traditional residence seen in the postcard above has been demolished at an unknown date, possibly around 1977.
- The picket fence seen in the postcard above has been removed at an unknown date.
- The undated postcard is interesting in that it seems to show the building in a 'red' colour. There are several references to the building being red brick with no reference to it being originally rendered. The rendering of the brickwork is not documented, although it would not be inconsistent with churches generally. Render could have been used to conceal poor brickwork or cracking, or simply to enhance its appearance by implying stonework.
- The building's design is consistent with small churches of the Victorian era. The Gothic Revival style became the standard for church architecture in the nineteenth century. The simple rectangular plan, steep pitched roofs, parapet end walls, pointed openings, large end window and evenly spaced buttresses are the definition of church architecture at that time worldwide. The side entry is a somewhat unusual but not rare feature.
- Those traditional features are complemented then with the slate roof, rendered walls/details, timber boarded doors, leadlight windows and bluestone footings. The reference to the windows surrounds being pressed concrete is unusual, these would usually have been stone. The building is in exceptional condition – an indication of its appreciation by the church community.
- Four architects are mentioned in association with the building – Patrick Barry Architect, T A Kelly Architect, Daniel Buckley Architect and Kempson, Connolly and Oldham Architects. The latter are directly related to the 1893 major renovation, but the role of the first three is somewhat confused. T A Kelly is described elsewhere as a 'noted church architect' and a Google search identifies several Catholic churches, convents and school attributed to him. Patrick is elsewhere described as a 'draftsman' and Daniel Buckley is only noted on the more recent bronze plaque attached to the church building. The confused authorship of the building does not detract from the final product.
- The existing landscape around the church is not part of a previous formal garden or landscape setting. There appears to have been more vegetation around the church on the early photographs. The two or three large trees along the Fisher Street frontage support the abundance of street vegetation generally in Gisborne. The major contribution of landscaping to the importance of the church is that its minimal qualities allow significant views of the building and establish it as a visual feature in Gisborne.
- The general location of the church south of the business area of Gisborne is shared by the Church of England and the Presbyterian churches. They however are placed far enough apart to give each its own presence and do not create a religious precinct.
- Access to the interior was not available. However, from the historical references and the one internal photo, it is obvious that the interior was consistent with the Gothic Revival approach and that there are numerous elements (furniture/plaques, etc) which have been donated or sponsored by the congregation and individual church members. The building in this regard was not just a place of worship but a place of commemoration too.
- Along with the Church of England and several protestant churches, the Catholic Church was one of dominant religions in Victoria and Australia. Many of the names associated with this Catholic Church were important and influential men and families in the community and the State.
- The Catholic religion has always been a dominant element in Australian society since the foundation of Australia at Port Jackson. The co-existence of the various Christian religions in a tolerant manner is one of the crucial building blocks of Australian society. The existence of these country Gothic Revival buildings across the country, state and individual towns, demonstrates the importance of religion and worship to communities and early Victorian settlement.

## Comparative Threshold Comment

---

Churches are widely recognised as heritage places because of their generic associations with settlement, Christian worship, the effort made in their design, and their usual places as features in townships.

Currently in the Heritage Overlay, there are 9 individually listed churches of the same scale and design as well as approximately 6 others included within heritage precincts. Only one of these (HO251) is included on the Victorian Heritage Register.

The threshold between State and local significance is not clear or consistent. To a degree it is based upon the size of the building. In relative terms, St Brigid's is a modest church, in scale and design. Its historical and civic associations are local. While T A Kelly architect is associated with this building, there is no indication that his stature is such that his buildings are automatically of State significance.

Within Gisborne, both St Andrew's and St Brigid's are of a similar scale and design – reflecting the well-used Gothic Revival style of church architecture. St Andrew's has a slightly more sophisticated attention to detail, but only in relative terms.

It would be consistent and appropriate to include St Brigid's Catholic Church in Gisborne on the Heritage Overlay.

# Anglican Church Statement of Significance

**Heritage Place:** St Paul's Anglican Church

**PS ref no:** HO283

32 Fisher Street, Gisborne

37°29' 22.09"S, 144°35'20.00"E



## Statement of Cultural Significance

- **What is significant?**  
St Paul's Anglican Church is significant to the extent of the existing built fabric of the church buildings, its interior and the stone wall on its south and east sides and its visual presentation to the public realm. It does not include the vegetation or outbuildings. It does not include the church owned allotment to the north.
- **How is it significant?**  
St Paul's Anglican Church is locally significant aesthetically, architecturally, historically and socially to the Macedon Ranges Shire and Gisborne in particular.
- **Why is it significant?**
  - St Paul's Anglican Church is significant aesthetically for its visual dominance, characteristic irregular stone walls and use of the same irregular stone which is a physical characteristic of Gisborne. (Criterion D)
  - St Paul's Anglican Church is significant architecturally to the Shire for its contemporary interpretation of the Gothic Revival church style in a modern context and materials. (Criterion D)
  - St Paul's Anglican Church is significant historically and socially to the Shire as a contemporary demonstration of the Christian nature of the settlers of the Shire, the desire to worship and meet in the context of their church and the sense of community which these buildings reflect. (Criterion A, G, H)

## History

The following is an extract from the 1994 Heritage Study.

*"After ceasing to worship in the 1850s prefabricated church in 1949, the Gisborne Anglicans met in the Masonic Hall for the next few years. In the same year, work on the new church began with church members carting stone from Couangalt for use in its walls. The architect, Keith Reid, had already produced plans but presumably post war restrictions may have limited access to building materials other than the rubble stone intended for the walls.*

*Mid 1951 a contract was let to 'expert Italian masons' to place the stone. After some two years of work, a new contract was let to J Young to complete the church which was done by Good Friday 1953. It was dedicated the following June.*

*The Foundation Stone reads 'To the Glory of God this Stone from Canterbury Cathedral was laid by His Honour, Lt Gen Sir EF Herring, Chief Justice of Victoria, October 21<sup>st</sup>, 1951.'*

*Another Stone reads, 'Keith Reid, architect.'*

Much of the glass is impressive and most being dedicated to Gisborne families, including Ross and Lillias Watt, who settled at Rosslyn, Gisborne, in 1842.

Another is in memory of Col. Consett Carre Riddell (grandson of first JC Riddell, of Riddells Creek), who died on 2<sup>nd</sup> July, 1953, while the main window group, behind the altar, was in memory of Major Keith Robert Knox, born 1916, died of wounds, 1946 (gift of J Suttcliffe, head Melbourne Grammar). Either side of the altar are stones from St Paul's London and Westminster Abbey and two corbel stones at the entry are from Wilson Hall, Melbourne University which comprise a few of the ancient relics held in the church. Altar rails, pulpit, pews and other furniture came from the earlier church and Oswald Syme donated a Book of Remembrance which records all of those who aided in the church construction.

Another dedication plate for the clock and chimes of the tower, which were dedicated in 1969 is in memory of Leigh Atkinson and his wife, Doris, late of Fersfield, Gisborne, and of Auchmore, Bendigo. The signboard in front of the church notes the founding date as 1855.

The stone wall around the grounds was donated by Norman Hutchinson of Camelot, Mount Macedon, in 1953."

The following additional information is an edited extract from a Parish publication 'The Anglican Parish of Gisborne, the First 150 Years 1855-2005', compiled by Elaine and Graeme Millar with Phyllis and Ian Boyd.

*"Plans were already in hand to build the present St Paul's church on the opposite corner near the Vicarage and in order to help finance this project, the old building and the land on which it stood was sold to Lincoln Mills.*

*Under the enthusiastic direction of the Vicar, The Reverend J Hollins Allen and the backing of the energetic men, women and children of the parish together with the encouragement and interest shown by many outside the parish, preparations were pushed on for the building of the new church. It was decided to build in local stone and Keith Reid, Architect of East Melbourne drew up plans. In 1949 the men of the parish began the arduous task of collecting and carting of hundreds of tons of stone from Couangalt and the surrounding district. This went on for several years. Cement was at a premium, and many and devious methods were adopted to obtain it! In June 1951, a contract was let, the building commenced, and three expert Italian stonemason, Angelo and Bruno Matteo and Bruno Tombolato were engaged, and their workmanship could not be faulted. They were reported to be a very happy and likable group who sang as they worked! Harry Higgins and his son Neville cut and donated all the beams used in building the church. Mr Higgins operated his sawmill on the north side of Hamilton Street, from Brantome to Prince Streets, Gisborne.*

*On Trafalgar Day 21 October 1951, the foundation stone incorporating an eleventh century fragment from Canterbury Cathedral, was laid by the Lt Governor of Victoria, Sir Edmund Herring. The stone had been sent to Reverend Allen of the Gisborne Parish by the Reverend Hewlett Johnston, who was the dean of Canterbury Cathedral.*

*It was a red-letter day for the church people of Gisborne and work went on steadily for two years in spite of much bad weather, shortage of materials and difficulty with the Contractor. On one memorable winter's day in 1952, when the masons were running short of stone and in spite of rain, gales and sleet, some twenty volunteers with lorries and tractors brought in about one hundred tons of stone.*

*Nyree Allen the daughter of the Vicar, was reported as saying that she gave the stonemasons three pots of tea each day for months and months and remarked 'When I die, I would like a window in St Paul's church depicting me carrying a teapot!'*

*The completed stone building was dedicated by the Archbishop of Melbourne, the Most Reverend JJ Booth, on 14 June 1953. There still remained a considerable debt on the building, but this was progressively reduced and was finally paid off in early 1960. On the petition of the Vicar, the Reverend RA Donne, St Paul's church was consecrated by the Archbishop of Melbourne, the Most Reverend Frank Woods, M.C., D.C., in the presence of a large congregation from all parts of the Parish.*

*The altar lights were the gift of Mr J Lutcliffe, the headmaster of Melbourne Grammar School of which the Vicar was an old boy. The lights have been made out of hardwood gathered from a wood pile by a German prisoner of War in an internment camp in MSW. On other side of the altar, let into the wall, are 13<sup>th</sup> Century stones from Westminster Abbey and from*

*the blitzed part of St Paul's London.*

*In the chancel is a medallion and fragment from the destroyed House of Commons, and under two of the windows in the nave, are small stones from the garden of Gethsemane and the Island of Iona, off the coast of Scotland, from which Christian missions were launched into northern England by St Columba in the sixth century. The riddell posts (?) and angels in the Sanctuary were carved in the Art School of Geelong Grammar School and given by a friend in memory of the wife of the Vicar and in whose memory the women of the parish also donated the St Cecilia window near the original location of the organ and the silver sacramental vessels. The two corbel stones at the entrance came from the burnt-out Wilson Hall in the University of Melbourne, and the large stone steps were originally part of the home of the late Mt George Cherry, situated on the banks of Jackson's Creek. The church has many other interesting features, the pulpit, pews and other furnishings all came from the old church."*

## Discussion

---

- The relevant historic themes for St Paul's Anglican Church are, 6.5 Living in country towns, 8.1 Maintaining spiritual life, 8.5 Preserving traditions and commemorating.
- A representative of the Church was sent to meet with the author and Council planning staff. The main question revolved around whether such a recent building (1950s) could be considered to have heritage values. This was discussed at length. There were questions about whether additions could be made to the church building and/or the site. It was explained this was not prohibited but needed to be undertaken with care.
- The stone walls around the Church are a continuation of others in Gisborne. These stone walls are a subtle and unique traditional civic feature in Gisborne. The fact that the church itself was then built in the same stonework, visually ties the building to its landscape and larger context.
- The use of stone in this irregular and undressed manner gives St Paul's a distinctive architectural character not seen in other Gisborne buildings.
- While the existing building is relatively recent (1951), the form of the building is classical in church terms. The simple rectangular forms, steeply pitched roofs, corner bell tower and central lancet window on the main elevation and rounded entry openings are all established religious Gothic Revival architectural elements interpreted in a modern fashion. The form of the corner bell tower is uncharacteristically bold. Its relatively massive form and flat top are more akin to Norman architecture. It is safe to say that the design of the church was not meant to exactly replicate a particular style, but rather is an interpretation of various elements to create a satisfying whole.
- The lychgate at the front is not original to this church building. Unlike the church building, the gate is of a mock Victorian design – inconsistent to the modern interpretation of the church building. While it is inconsistent, it is not disruptive either.
- The date of the five pencil pines at the church building is unknown but their size suggests they may be contemporary to this building. Only the two either side of the lynch gate have any 'designed' factor – framing the entry. The others appear random.
- There is no apparent garden or landscape design, corresponding to the church building or site. The existing garden/trees are functional but not outstanding in design terms.
- As with all churches, there are personal connections to the building through families who have attended it. The donation of fittings or building elements is reflective of the members of the congregation and their commitment to the faith, the building and the community.
- While the contribution and workmanship of the architect and builders is noted, their reputation outside this work is not such as to give this building a wider merit.

## Comparative Threshold Comment

---

St Paul's is unique in the context of Gisborne and the Shire. While it is a modern interpretation of the Gothic Revival style, the use of irregular stone is very unusual – in the religious, commercial, civic and residential architecture of the Shire. The dominant corner tower is also a feature which few churches have in the Shire. It would be consistent and appropriate to include St Paul's Church in Gisborne on the Heritage Overlay.

# St Andrews Manse Statement of Significance

**Heritage Place:** Residence/St Andrews Presbyterian Manse    **PS ref no** HO284

42 Fisher Street, Gisborne

37°29' 20.73"S, 144°35' 13.94"E



## Statement of Significance

### ■ What is significant?

The Residence is significant to the extent of the main house and the interiors which still demonstrate notable features. It does not include the rear skillion addition, timber fences or outbuildings or landscaping generally. It does include the stone wall on the street frontages and the larger mature trees in the environs of the property.

### ■ How is it significant?

The Residence is locally significant historically, representatively, aesthetically and technically.

### ■ Why is it significant?

- The Residence is significant historically for its reflection of the growth and importance of the Presbyterian Church in Gisborne and the optimism of the Federation era. (Criterion A, H)
- The Residence is significant representatively and aesthetically as a notable example of the Federation Queen Anne style in a visually dominant location and siting. (Criterion D)
- The Residence is significant technically for its early use of concrete block construction. (Criterion F)

## History

The following information has been provided by the Gisborne and Mount Macedon Districts Historical Society.

Extract from Newspaper Files

- *"The house was built in 1906 to serve as a home, a meeting place, and a doctor's surgery.*
- *Situated on a corner amongst the various churches, it stands solid and majestic on a large block of land, with two further blocks make up the front garden that contains a circular driveway.*
- *The building remained unaltered till sold to its present owners in 1974.*
- *Many alterations have been made, but the character and beauty of the place remain unchanged.*
- *On opening the stained-glass front door and entering the large entrance hall one has*

- mixed feelings of warmth and beauty.
- All the moulded woodwork shines in antique white, accentuated by flock wallpaper and new carpets throughout.
- The original embossed zinc ceilings remain.
- All bedrooms, the living room, and the full-size billiard room have large carved fire places.
- In addition, the house has been fully air-conditioned, which the owners state was not an easy task through the 18-inch-thick bluestone foundations.
- The master bedroom has been altered slightly to include a ceramic tiled ensuite unit, with an arched, glass paneled doorway.
- The kitchen has a double oven set in an arched wall of local handmade bricks.
- Fine wall paneling is from the original dwelling in New Gisborne and is over 100 years old.
- Bench tops are made of two-inch-thick timber into which has been set a Corning ware cooking top.
- It also has a large exposed disposal unit. The kitchen has been similarly treated with floor and wall tiles and contains a third toilet.
- There is a dining room study or sewing room.
- The utility room has a cellar under it.
- The backyard has been cut into the hill and contains a heated in ground swimming pool."

Extract from General Topics File

- "Built on land set aside for purpose of building a manse in 1906.
- Sold in 1970's.
- Allotments 1.3.4.5 of section XV11 as a site for a church, school and minister's dwelling (2 acres).
- In May 1859 allotments no's 26, 27 & 28 township of Gisborne were bought by Mr. Robertson in name of The Trustees of the Presbyterian Church.
- 22<sup>nd</sup> June 1863 stated land was purchased by Mr. Robertson at public auction.
- Manse build 1908 for £887.0.0 pounds. Bluestone on concrete block foundation.
- Stone fence built 1938. Was built for Rev. Baillie and his wife, Mrs Baillie was able to carry on her medical practice using a couple of rooms as a surgery.
- It was again auctioned in 1973. ¾ acre under three titles.
- Again, for sale in 1975"
- Manse was auctioned in 1980 and passed in reserve price was \$110,000."

The following is an extract from 1994 Heritage Study.

*"History:*

*This former Presbyterian manse and stable (demolished) was built in 1908 for a contract price of £887. Originally conceived as a timber building, the substitution of the new wall material, concrete blockwork, was considered at the time of construction to be a great reduction in maintenance costs and insurance, over a timber equivalent, while keeping the building cooler during the summer months. Basalt footings were also to be used. This was decided at a congregational meeting held 22 September 1907 and after plans and estimates had been prepared. The old timber manse and the lot it stood on were to be sold.*

*'Once more only the best was good enough for the Presbyterians in Gisborne...The manse is an ornament to the township and a comfort to our minister, and will for many years to come be an object of justifiable pride to us as Presbyterians. With four fine church buildings, a good Sabbath School and a handsome manse, the charge is now fully equipped, and if we only rally around the kirk, as in the old days, we will soon be free of debt once more, and ready for new spheres of usefulness.' Only 134 pounds had been donated at that time towards the debt.*

*Early ministers to reside at the manse included the Revs. Baillie and Vickerman. The first minister's car was purchased by the management committee in 1926 for the Rev. Vickerman, costing 200 pounds.*

*The former Cherry & Sons churn manufacturing company partner (and nationally renowned butterfly collector), George Lyell, constructed the rubble stone fence around both the manse and the church in 1938 and 1940. In 1974 the manse was sold.*

*Description:*

*This is an Edwardian hipped and gabled roofed house, composed as a picturesque composition of roofs, room bays and roof dormers, with tapered stuccoed chimneys and*

oculus windows. The walls are of concrete blocks (since Painted) set on quarry faced basalt footings. Typical for the Federation Bungalow style used, the main roof is in a hipped form with half-timbered gables used on projecting room bays and at the verandah corner. Verandah posts are typically of turned profile and the ornament is restricted to fretted brackets. Segmented arched and arched label moulds are used over openings in formed cement, some windows being grouped casements and others set as double hung sashes in wall openings.

The angled room bays are reflected internally to provide unusual room shapes while much of the notable coloured glass used and the polished timber fireplace joinery are still present.

The manse (and the church) is surrounded by a distinctive rubble-stone fence on the two main frontages, the fence stretching to the west and demarcating the original house yard, prior to subdivision.

*Significance:*

The former Presbyterian manse is a fine and near intact example of a medium sized villa designed after the Federation Bungalow style. It also represents an early use of concrete blockwork which is made more significant because of its adoption by a traditionally conservative body such as a church management committee. Its prominent siting adjacent to the church and the rubble stone fencing shared by both buildings reinforce the visual and historic bond between the two and allow the manse to express its former ecclesiastical function within this locally important Gisborne township civic precinct.

As the residence of Presbyterian clergy until the 1970s the house is identified in many people's minds with the function of the church and the high standing it held in the Gisborne community, particularly when this house was built."

**Illustrations**



Source: GMMDHS Photo D2770 4A4, undated, 'Presbyterian Church & Manse'



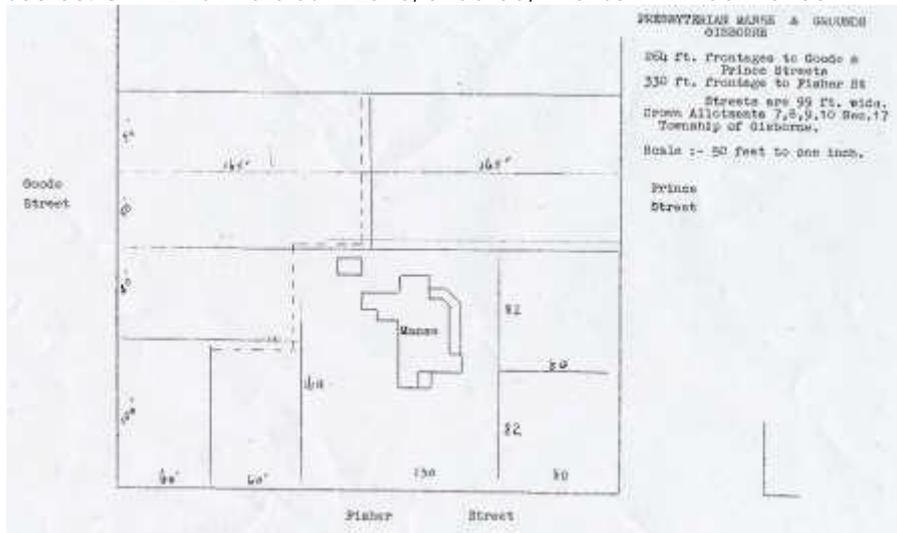
Source: GMMDHS Photo D3048 18A5, undated, 'Presbyterian Manse Gisborne'



Source: GMMDHS Photo D3610 23A5, undated, 'Manse with picket fence'



Source: GMMDHS Photo 3614 23A5, undated, 'Manse with Rock Fence'



Source: GMMDHS, unnumbered and undated, north is to the right

## Discussion

- The themes from Victoria's Framework of Historical Themes which are associated with this property is 6.5 Living in Country Towns, 6.7 Making Homes for Victorians and 8.1 Maintaining Spiritual Life.
- The owners have meet with the author and subsequently an inspection of the property has been undertaken. The owners are very proud of their building and are anxious to see it included on the Heritage Overlay.
- While the Residence is associated functionally with the Presbyterian Church across Fisher

Street, there is no architectural continuity between the two buildings, except the later stone walls surrounding the two buildings.

- The Residence is generously situated on the block allowing views of the building from the public realm and complementing its sophisticated design. Its siting back from the street frontages is a statement in itself regarding the status of the house, its occupants and the church in Gisborne. The fact that the minister's wife practiced as a doctor from the same building enhances its status and quality of design.
- The style of the building is Federation Queen Anne, a popular style for buildings of this age in Gisborne (Dixon's Office, Eblana, etc). The Residence demonstrates most of the classic features of the style – asymmetry, corner projection, bay windows, dominant roof, tall chimneys with terra cotta pots, dormer, half-timbered projecting gables, timber verandah detailing, etc. The interesting feature particular to this building is the use of concrete blocks for the walls, rather than the more typical brick or even timber. These were rendered originally. At the time, prior to WW1, the use of concrete in residential building was just developing. This would indeed have been an early example.
- The interior is largely intact, although relatively minor changes are evident, and service areas have been upgraded.
- The Federation Queen Anne style was an illustration of the optimism of the country at the time of Federation and coming out of the 1890 Depression. It is still decorative like later Victorian buildings, but is a distinct and deliberate variation to celebrate the times.
- The original timber fence, with corner entry, has been replaced in 1938 with a stone fence, identical to the one around the adjacent, and associated, Presbyterian Church. This provides the continuity between the two functionally associated buildings which their architecture does not.
- The grounds are extensively landscaped, although the early photos of the building do not indicate the existing gardens. The present landscaping is complementary to the building and its presentation, but cannot be verified as original, except generically. There are several large Oak and Cypress trees which complement the house and the presence of large trees generally in Gisborne.
- At the rear of the Residence, there is a large contemporary garage/shed and a small skillion addition to the main house. Neither of these reflect the composition or design of the main house and are latter additions, making no contribution to the significance of the property.
- The 1994 Heritage Study makes several references to the interior of the building being intact and having some value, although goes on to describe an obviously new kitchen as well.

## Comparative Threshold Comment

---

As noted, the Federation Queen Anne style is demonstrated elsewhere in Gisborne with this period obviously reflecting the growth of the township. It is a style for homes of substance and importance. The other notable examples of the style in Gisborne (Eblana, Wyabun Park, Dixon's Office) are all timber construction. All of these are proposed for inclusion on the Heritage Overlay in this Survey.

Similar buildings in the Shire have already been placed on the Heritage Overlay either individually or as part of a precinct – Residence in Woodend (HO104) and Residence in Kyneton (HO212).

It would be appropriate and consistent to include the Residence at 42 Fisher Street, Gisborne on the Heritage Overlay.

# Wyabun Park Statement of Significance

**Heritage Place:** Wyabun Park

**PS ref no** HO285

29 Melbourne Road, Gisborne

37°29'25.55"S, 144°36'14.78"E (Residence)





Extent of listing – 50 metres radius from the well

## Statement of Significance

---

- **What is significant?**  
Wyabun Park is significant to the extent of the Residence, the underground well, two Bunya Pines and an appropriate setting of 50 metres radius from the well. The 'Block House' and 'Feed Shed' are included only in order to facilitate their recording. It does not include the minor sheds and structures or vegetation generally.
- **How is it significant?**  
Wyabun Park is locally significant historically, representatively, aesthetically and technically and associatively.
- **Why is it significant?**
  - Wyabun Park is historically significant as the site of the Land Commissioner's residence and associate buildings and features (Police Paddock). While physical remains of these are limited and much altered, their location here was notable. (Criterion A)
  - Wyabun Park is representatively significant demonstrating a high quality, architect designed, Residence for a local identity and prominent citizen. This demonstration of importance and social standing was a feature of the era and demonstrated elsewhere in the Shire. (Criterion H)
  - Wyabun Park is significant aesthetically and technically for the atypical design of the Residence and in particular its irregular plan, encompassing verandah and unusual highlight windows over the verandah to principle rooms. While its 'style' can easily be associated with the features of the Federation Queen Anne era, its manifestation is quite unlike anything else in the Gisborne environs. (Criterion D, E)
  - Wyabun Park is significant associatively with the early development of Gisborne and the establishment of a government presence. The Residence is significant for its association with Dr Plummer and his wide-ranging community endeavours and role as a local doctor. The design of the Residence is a demonstration of that significance. (Criterion A, H)

## History

---

The following is an extract from the 1994 Heritage Study.

*"HISTORY:*

*John C. Thomson owned this site from the Grant in 1864 when he acquired 12 acres of government land (former crown land commissioner's residence) from a subdivision of the former police paddock. It was sited at a bend in the Macedon River and was reached by a metaled road. Early plans show the residence as L-shaped and set in a quadrangle with buildings on the north and east sides, all at the south end of Thomson's block (initially lot 1A) with a garden plot at the north end. The balance of the police paddock to the east held a grave (lot 3) in 1856 while on the west, were the gaol and police officers' barracks which remained a reserve. Attached to the paddock on the south was 'Gordon's Wheat Paddock'.*

*Dr. Andrew Plummer purchased the balance of the police paddock which included some seven lots of 30 odd acres each. Early rate books show Dr. Plummer as occupying the total acreage of over 200 acres from the early 1870s, having lived on 28 acres in the locality prior to that.*

*The rated improvements on the land vary from 'land, house and garden' (or orchard) near*

Gisborne in 1873-4 to 'homestead' 1875-6 all with land varying from 206 to 290 acres. The valuation rose in 1875-6 (25% increase) but declined steadily thereafter until another surge in 1890-1 (25% increase) with no further indication of construction in the assumed period of the existing house. It was listed as Wyabun Park from the early 1890s and the land stayed at around 204-6 acres from the mid-1880s.

The architect, E. Wilson Dobbs accepted a tender for the erection of wooden residence at Wyabun Park, for Dr. A. Plummer, at Gisborne (Vic.) in 1894. Dobbs was known to be practising mainly in Melbourne during the period 1891-4. Dobbs also worked in the office of Charles D'Ebro when he designed the heraldry on the notable Adelaide Steamship Co. Building, Collins Street. This coincided with the marriage of Dr. Plummer to Levena Dixon (daughter of Henry and Sarah) in 1894.

This confirms the general belief that the main house was built for Dr. Plummer in the 1890s while the stone house is thought to have been used by a police commissioner (crown lands commissioner in 1865) for a residence. Reputedly troops were housed in temporary barracks set up where the current woolshed stands, en route to quell the Eureka uprising in the 1850s. The Heard family have owned the property for a long period this century.

#### Description

This is a farm complex set in a mature grove of trees. The house is verandahed, with a typically Edwardian slatted frieze and balustrade, but is set on an unusual multi-bayed plan. The house is weatherboarded with a corrugated iron roof, and red brick (painted) ribbed chimneys.

Interiors have diagonal board lining (Kauri?) and the angled window bays are generously sized, some windows having diamond-pane upper sashes. The house is early stylistically if the 1890s date is correct.

At a distance to the house is an old rubble stone (basalt) former house with shingled hip roof, now reclad and internally altered. This is thought to have been used as a Crown land commissioner's residence, located on the then Gisborne police paddock, and that troops camped here en route to quell the Eureka uprising in 1854. One small and low window opening survives with worn hand-made bricks trimming the opening.

Nearby is a cast-iron hand pump (Middeconn brand, patent 1843, made by W&B Douglas) attached to an underground tank.

#### Landscape

The trees include large elms, two large bunya bunyas *Araucaria bidwillii* (one notable), agaves, two large Monterey cypress, oaks, evergreen oak (*Quercus ilex*), two olives in the house yard, cedars and mature hawthorn and box hedging. The drive traverses a grassed oval in the sweep next to the house. The land size is now 94 acres. The tree grouping is individually notable.

#### Significance

Wyabun is significant as an example of an early phase in the settlement of the area and for links with land office and its key role in transforming the character of the study area. The 1894 house is an unusual and early design of its type and is near intact inside and out. Both of the houses on the site have associations with Dr Plummer who was known throughout the three shires.

*The valley setting of the complex is picturesque as are the numerous mature and notable trees which surround the house."*

The following information was prepared by the Gisborne and Mount Macedon District Historical Society from their files.

#### Extract from Property File

- "In 1911 Campbell Scott was owner of Wyabun Park – sold 1912 to J.N. Heard.
- Map 1851 showing Wyabun Park & 200 acres.
- Stone house & office of first police magistrate Mr. J.C. Thomson also many outbuildings also made of stone.
- After staging camp disbanded the property passed to Dr. Andrew Plummer who built present home for his son in 1891.
- The original shingle roof on the kitchen can still be seen underneath the iron roof. "

Extract from The Age January 4<sup>th</sup>, 1992.

- "Timber, 10 rooms, land 38.1 hectares plus 5.1 hectares with permit for subdivision.
- For auction again in 1996 – 37.3 hectares."

The following is an extract from the Australian Dictionary of Biography Vol. 5 1974

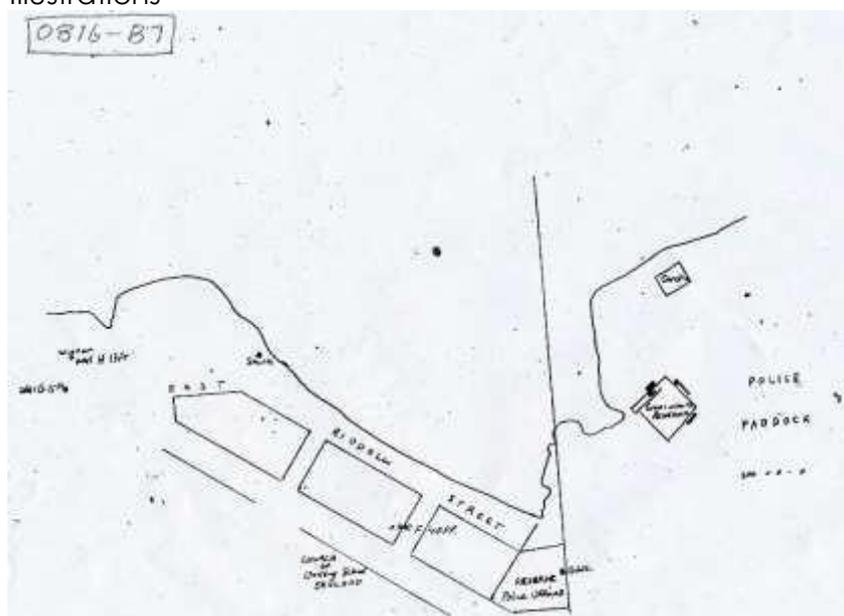
"Andrew Plummer (1812-1901) medical practitioner and agriculturist, was born on 25 November 1812 at Dalkeith, Midlothian, Scotland, son of William Plummer, butcher, and his wife Sarah, nee King. Educated for the medical profession at University of Edinburgh (L.R.C.S., 1832; M.D. 1834) he practised in Edinburgh and probably London before he arrived in Victoria on 31 May 1853. In July, he settled at Sandridge and at once got into an extensive and lucrative practice. He also entered into public affairs and was elected chairman of the relief committee formed after the Sandridge fire in 1854; he was elected to the Melbourne City Council, and in 1862-64 served as mayor of Sandridge after it separated from the City of Melbourne. From 1854 Plummer held such appointments as magistrate, deputy registrar of births and deaths, officer for celebrating marriages, electoral returning officer, public vaccinator and medical officer in charge of various prison and reformatory hulks and training ships in Hobson's Bay. He also joined the naval brigade of the Victorian Volunteer Force.

In December 1857 Plummer began to buy land at Gisborne and by 1880 owned 1089 acres (441 ha) on the edge of the township. At Wyabun Park in the 1870's he bred long wool sheep, particularly Lincolns, which he exhibited with success at local shows, but in the early 1880s disposed of his stud and concentrated on mixed farming. He was a member of the West Bourke and Kyneton Agricultural Societies, and the Gisborne Roads Board. In 1871 he was elected to the inaugural Council of the National Agricultural Society, and later became a trustee and was president in 1882 and 1884-90.

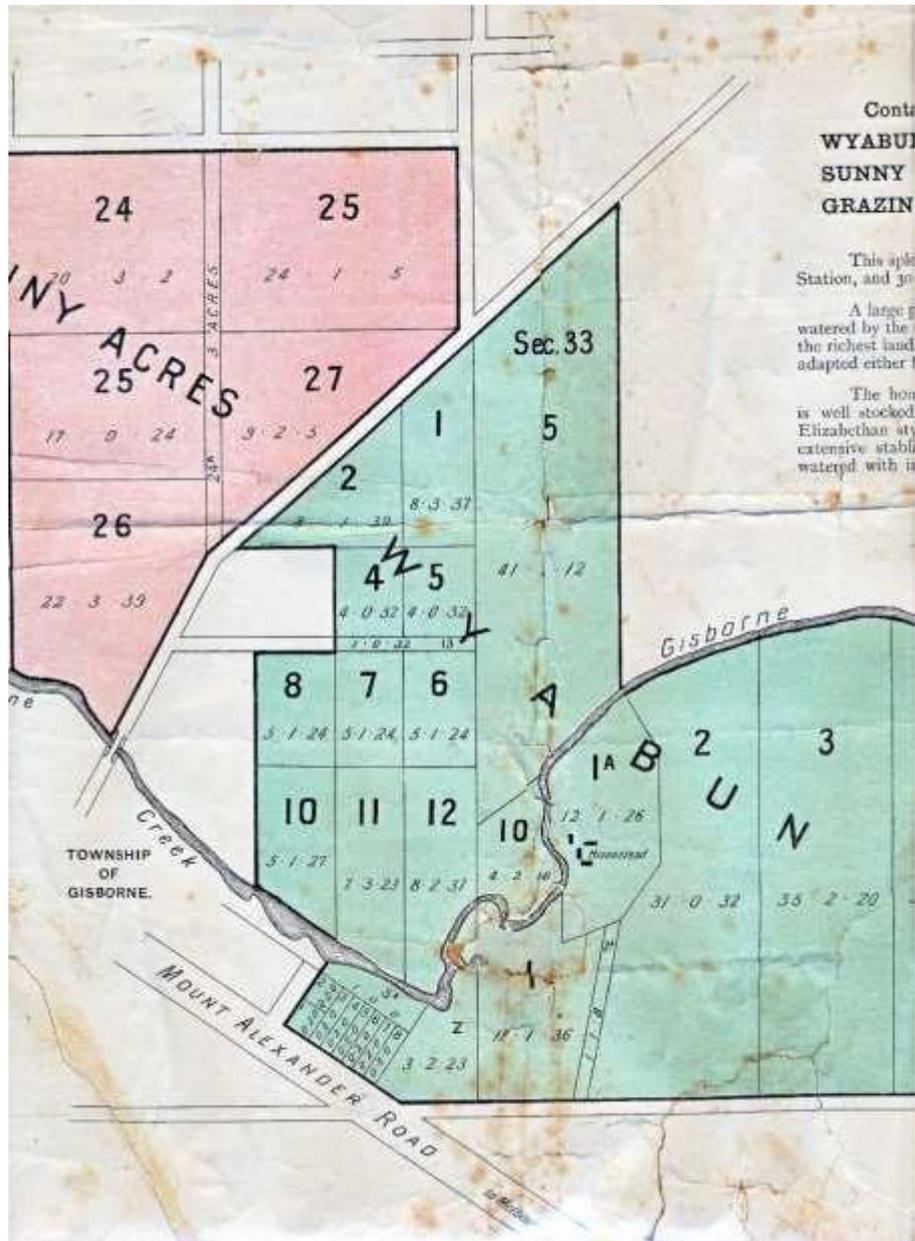
Plummer's involvement with the National Agricultural Society in the 1880s, and his support for J.L. Dow led to further offices. In 1883-89 he was chairman of the Council of Agricultural Education, the Board of Agriculture and the board of inquiry on tuberculosis in cattle. He was a member of the royal commission on vegetable products and of five other commissions appointed to organize Victoria's representation at various international exhibitions.

With a friendly disposition and later a large white beard, Plummer was very popular. His energy and organizing ability enabled him to take part in public affairs as well as maintaining a large medical practice (M.D. Melb. Ad eund. 1867) Wyabun Park, one of the fancy farms of the colony, was run by an overseer according to detailed written plans by Plummer. In Edinburgh, he had married Mary Nairne Ker, they had a daughter and two sons, James Ker Beck who became mayor of Port Melbourne in 1885 and 1889, and William Andrew. When he migrated to Victoria Plummer left his wife and daughter behind. On 3 October 1871 at St. James's pro-Cathedral he married Mary Jacques who came from Newton Barry, County Wexford. He died at his elder son's home in Port Melbourne on 22 July 1901 and was buried in the Anglican section of the Melbourne general cemetery."

## Illustrations



Source: GMM DHS Plan D3185 6A4, undated



Source: GMMDHS Plan D3399 20A5, 1906



Source: GMMDHS Photo, unnumbered, November 1991



Source: GMMDHS, unnumbered, November 1991

## Discussion

---

- The themes from Victoria's Framework of Historical Themes associate with this property are 6.5 Living in Country Towns, 6.7 Making Homes for Victorians, and 8.3 Providing Health and Welfare Services.
- In built terms, there are several structures on the site. There is one large corrugated iron shed on the north edge of the built-up area, a smaller hip roofed building called a 'Feed Shed' on the east side of the built-up area, a large shingle roofed building called the 'Block House' downhill from the residence, and there is the residence itself. There are also several minor sheds and structures around the periphery of the built-up area. In terms of the remains demonstrating a working farm or homestead, this is limited. The built remains are miscellaneous places and the overall integrity is low.
- The large corrugated iron shed is modern in construction and not relevant to this assessment.
- While the 'Feed Shed' has a hip roof of traditional proportions, its structure is contemporary. It is clad in corrugated iron and some vertical boarding. The spacing of the roof battens suggests the roof was always corrugated iron. It has no floor. It is a vernacular, utilitarian, building of undeterminable age.
- The 'Block House' has a partially exposed timber shingle roof, which would date it to an early era in the development of the site, probably for the era of the Land Commissioner. Two of the four walls are masonry rendered on both sides but the other two are profiled asbestos cladding. The windows and doors are modern. A concrete floor has been poured internally and part of the exterior. The roof is a hip roof of traditional proportions and as said a shingle roof is now exposed. There are no internal partitions. This structure is the remains of a traditional building, probably from the era of the Land Commissioner. There is no indication of where the term 'Block House' comes from.
- Of the minor structures, most are obviously contemporary by their materials or design – except for a two hole 'dunny' which may be an early remnant.
- There is also an underground well with a beehive top to the east of the residence. It appears as though it is an early brick lined well.
- While the early plans and descriptions associated with the Land Commissioner's presence indicate more buildings than exist today. The 'Block House' and the 'Feed Shed' are possibly early. It was known the earlier Land Commissioner's house was demolished, its location, and the location of other earlier building, was not evident. Evidence may remain under the grass. From the timber shingle roof of the 'Block House' it is most probably early, although its integrity has dramatically suffered beyond restoration.
- The residence has deteriorated to a near critical degree. The photos of 1991 indicate it was in good condition then. This document is to assess its significance not its condition or retrievability. That is an issue for its management.
- Like Eblana, this is the residence of a doctor – Dr Plummer - and its design is a symbol of his status in the community. We know Dr Plummer commissioned Architect E, Wilson Dobbs to design it and the result is certainly not the average country residence. The 'style' of the residence would best be referred to as Federation Queen Anne with its attention to

overhanging gables, decorated chimneys, timber gable screens and articulated plan. It is a single storey weatherboard residence with numerous projections and bay windows, all most surrounded by a verandah. There is one obvious addition on the north side and a portion of the verandah has been enclosed. Otherwise, the exterior appears intact – if in a poor condition. A notable feature at the front of the house are the highlight windows over the verandah but under the main roof. This was a normally commercial trick to allow light into shops with a verandah and the author has never seen it on a residential building. These would most certainly have been the major rooms. Access to the interior was not possible but it is anticipated that some rooms will be of merit to match the exterior.

- The verandah is wide with similar timber handrails and timber valance between posts. These details are a common element which provides a degree of continuity to the verandah as it winds around the building. Where there are stairs from the verandah, curved timber boards accent these positions. The verandah has numerous gable accents which, with the handrail and valances, provide a decorative feel to the ubiquitous country verandah.
- The tall red brick chimneys stand well above the roof level and are decorated with corbelled tops and vertical projections. These have been painted at some stage.
- While the overall impression of the residence is complicated and busy, this is a factor in its presentation – to create visually more than actually exists. If floor plan is relatively small for a doctor's country house but its visual impression is memorable.
- The landscape in the environs of the built-up area is quite mixed lot and lacking any obvious cohesion. There are several large Bunya pines (*Araucaria bidwillii*) which are notable from a distance for their canopies and up close for their long branches. Several large Monterey cypresses are also evident in the built-up area, but they are reaching their maturity and have no apparent plan. Like the residence, the garden has not been maintained. While 1994 Heritage Study suggests the plantings as a group are notable, the author's assessment is otherwise. Because of their distinct canopy profile, and their position adjacent the entry to the home paddock entry, the Bunya pines make a notable contribution.
- The property and the buildings of Wyabun Park are set well away from Gisborne and any other dwellings. Its visual isolation would have enhanced its presence and importance as the home of Dr Plummer. The vegetation around the built-up area would have accentuated its presence, in the otherwise open paddocks.
- At some stage, the owner and/or occupant has erected 'interpretative' signs highlighting buildings, features and walks. There was obviously an interest in the heritage of the site.
- Of the Land Commissioner's occupancy, there is no clear evidence of remains, except for possibly the 'Block House' and the 'Feed Shed', but even these are not authenticated.
- The story about troops spending the night at this location on their way to Ballarat to suppress the Eureka Rebellion has not authentication. It would seem unlikely that in the haste to get troops to Ballarat, they would have first headed north to Gisborne and then west to Ballarat.
- Dr Plummer was an important citizen of Gisborne and made numerous contributions here, in Melbourne and in Victoria. His association with the present residence is critical to its significance.

## Comparative Threshold Comment

---

While the Residence is quite unusual and atypical, it is consistent with several Federation Queen Anne residences in the Shire which are either recommended for, or already included on the Heritage Overlay. Eblana and Dixon's Office in Gisborne demonstrate versions of this style and are recommended in this study for inclusion on the Heritage Overlay.

It would be consistent and appropriate to include Wyabun Park in Gisborne on the Heritage Overlay.

# Annandale Statement of Significance

**Heritage Place:** Residence/Annandale

**PS ref no** HO286

46 Howey Street, Gisborne

37°29'28.13"S, 144°35'20.30"E



## Statement of Cultural Value

- **What is significant?**  
The Residence is significant to the extent of the weatherboard house. It does not include the garage, the garden, the extension on the north nor the interior of the building.
- **How is it significant?**  
The Residence is locally significant aesthetically, architecturally and historically to the Shire.
- **Why is it significant?**
  - The Residence is significant aesthetically for its visual contribution to Gisborne, being on a corner site with a large garden. It makes a more generic contribution to Gisborne as one of the few traditional residences remaining. (Criterion D)
  - The Residence is significant architecturally, for its expression of small residence of the Federation Queen Anne style, constructed over a period and demonstrating elements of the style and the previous Victorian era as well. (Criterion D, E)
  - The Residence is significant historically as a modest expression of the post-1890s depression and the optimism of Federation and nationhood, which the Queen Anne style exemplified. (Criterion A)

## History

The following is an extract from the 1994 Heritage Study.

*"Creation Date:*

*1905, 1914*

*History:*

*This house was built in two stages (1905 and 1914) for (and by) Harry Brandum, as Gisborne carpenter, with later occupiers including Jack Peavey, a Gisborne Shire President for 1912 and another Shire President (1928, 1940), seed and nurseryman, James Railton.*

*Brandum has owned the vacant lot since c 1902 which was close to Haidee Brandum's property in Brantome Street. The Griggs family ran a nursery at Howey Street more recently. Railton & Co (established in 1866) were described as seed merchants and nurserymen, early this century, being importers of American and European seeds and with premises in*

Swanston Street, Melbourne. The brothers, Thomas and James Railton were the principals. Railton is known for his tree planting along the Calder Highway.

**Significance:**

Annandale has been extended in a way which although related to the original house, obscures the original expression of its distinguished owner-occupiers. Nevertheless, the original parts of the house are complete and, with the garden and fence, with its holly hedge, provide links with a noted seedsman and local identity, Railton, while the house contributes to an urban context which includes the contemporary Eblana to the east and the Gisborne ecclesiastical precinct to the north."

The following information has been prepared by the Gisborne and Mount Macedon District Historical Society from their files.

The following are extracts from the Society's Property Files.

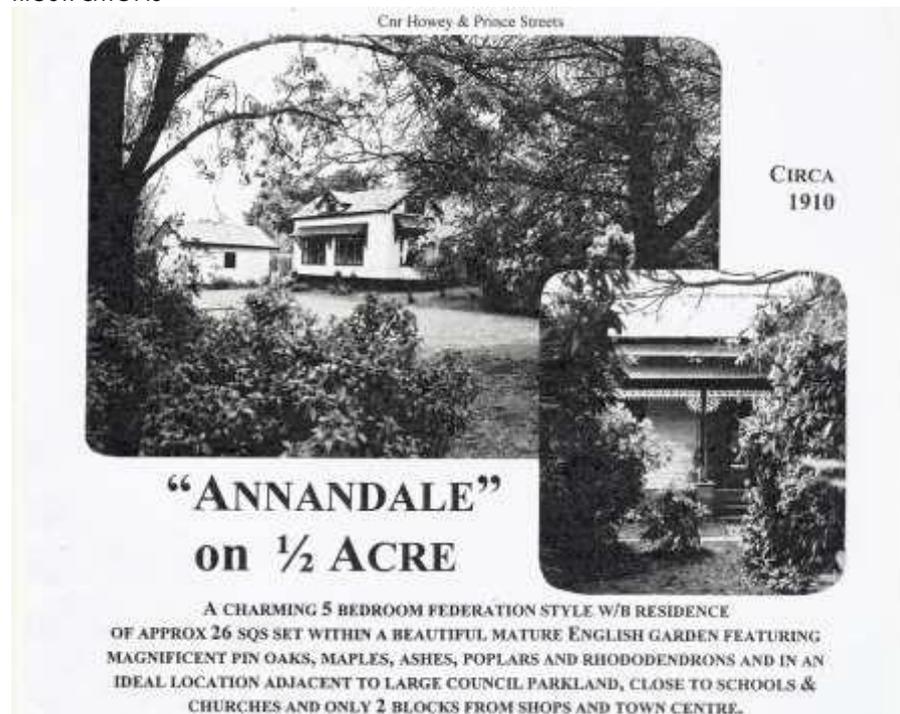
- "Harry Brandum, Carpenter, lived in the house situated on the corner of Gisborne State School grounds.
- Harry Brandum built the house known as 'ANNADALE' on the corner of Prince and Howey Streets, circa 1910, for his son Stanley Brandum.
- Peavey, Railton, Quinne, Grigg and L. Terry were later owners.
- Refer scan of 'Floor Plan' of Annandale residence."

The following is an extract from a Real Estate Brochure in Property Files.

- "5 Bedroom Federation Style Residence of approx. 26 squares.
- Beautiful mature English garden featuring Pin Oaks, Maples, Ashes, Poplars and Rhododendrons
- Ideal location adjacent to Council Parkland, close to schools & churches and only 2 blocks from town centre.
- Accommodation includes entrance hall, huge north facing sitting room, dining room, 5 bedrooms, study, kitchen, fully renovated bathroom and laundry.
- Other features include garage, storage shed and large flat lawn area (former tennis court)."

Previous owners (circa 1975-1993) had been informed the property was named 'Annandale' in the 1970s by the then owners. This has not been confirmed.

**Illustrations**



Source: GMMDHS, unnumbered, undated, from sales advertising



Source: GMMDS, unnumbered, undated, possibly associated with the above sale advertising

## Discussion

- The themes from Victoria's Framework of Historical Themes are: 6.5 Living in Country Towns and 6.7 Making Homes for Victorians.
- The owners took the opportunity to meet with the author. Their main concern was the additional cost of applying for Planning Permits as a result of the Heritage Overlay. It was discussed that it may be possible to apply for several projects at once as part of a 'master plan' and then undertake the works over the following 2 years. They also requested the reconsideration of the value of the trees at the front of the property.
- On close inspection, the garage on the east side of the Residence are not contemporary with the house and do not contribute to its heritage values. While its materials and colours are similar to the Residence, its roof pitch and details are inconsistent with the Residence. The carport is modern.
- Likewise, the alterations on the north side have been undertaken in the recent past. While the expression of the additions from the front is sensitive, the second storey extension, as seen from the rear, is inconsistent with the original building.
- The whole of the upstairs portion of the Residence, is part of the recent work and does not contribute to heritage values of the Residence.
- The skillion portion of the Residence to the east is most likely original to the house, enclosing service areas. It would have been located to the rear of the house, but due to its corner location it is more visible than usual. It has several identifiable alterations. Its contribution to the whole is limited.
- The interior of the ground floor portion has been upgraded sensitively but is not intact to its original period. There are individual elements such as some boarded walls, pressed metal ceilings and joinery, but they do not create an intact interior of note.
- The Residence is an unpretentious expression of the Federation Queen Anne style of architecture - a style well represented in the Shire. It is obviously an expression of optimism and success as Australia came out of the 1890s depression and was embarking upon nationhood.
- The Residence exhibits the classic features of the Federation Queen Anne style such as tall chimneys with terra-cotta pots and polychrome brick details, projecting gables, projecting window sets under the gables, as well as projecting and bracketed timber awnings over windows. While the level of decoration or exemplar features is not to the same extent as other Queen Anne buildings within the Shire, e.g. Eblana in Gisborne and Ailsa Craig in Kyneton, the Residence at 46 Howey Street is a solid example and contributes to the evolution of traditional buildings over a period of time. Heritage is not about just the best, or the most ornate, or the largest of one thing. The timber scallops on the projecting gables are interesting details. These had been avoided in most Queen Anne buildings which favoured plane projecting gables. However, their inclusion here may be an expression of the cross-over from Victorian to Queen Anne.
- The fact that the original owner was also the carpenter who built it, reflects on the quality of the building. The fact that it was built in two stages (1905 and 1914) may explain why its

stylistic expression is not more embellished – the style had evolved over that time. As with the scalloped gables, builders of the period did not necessarily think in the same purist manner that architectural historians do today.

- This Residence contributes positively to Gisborne's traditional character. Its corner location and extensive garden / private open space enhances that expression and contribution. The modern changes have had minimal impact.
- The present treated pine fence on the street frontages is obviously modern. While it provides the owners with privacy, it obscures the house from the public realm. Traditionally houses of style were a statement of achievement by their owners and meant to be seen. The 'picket' fence and gate along the south side of the Residence is more appropriate.
- The garden around the building was most likely a statement as well – given one owner's involvement in the landscape industry. However, there is little evidence of a 'planned' original garden remaining. There are several large mature trees which may be associated with Railton's occupancy but there is no evidence of this.

## Comparative Threshold Comment

---

Similar weatherboard Queen Anne style buildings are already included on the Heritage Overlay in Woodend, Kyneton and Lancefield, most as part of heritage precincts.

It would be appropriate and consistent to include the Residence at 46 Howey Street on the Heritage Overlay.

# Dixon's Office Statement of Significance

**Heritage Place:** Residence/Dixon's Office/Middy's

**PS ref no:** HO287

41 Hamilton Street, Gisborne

37°29' 15.84"S, 144°35' 15.43"E



## Statement of Cultural Value

### ▪ What is significant?

The Residence is significant to the extent of the early timber residence, what appears to be an early addition on the northeast corner, plus the barn at the rear. It does not include the more recent additions at the southeast corner nor the gable roofed portion to the west. It does not include landscaping, fences, nor the interiors of the building.

### ▪ How is it significant?

The Residence is locally significant architecturally and historically to the Shire.

### ▪ Why is it significant?

- The residence is significant architecturally as an externally intact expression of the Queen Anne style of building, itself expressing the optimism of the turn of 20<sup>th</sup> century and what it held for Australia. The expression of the Queen Anne details of the building are enhanced by its raised, corner location, highlighting to all its presence. (Criterion E)
- The Residence is significant historically as part of the affluence being felt as part of the turn of the 20<sup>th</sup> century and approaching Federation. This was an era of moving on from a gold-based economy to a more broadly-based economic success. (Criterion A)

## History

The following information has been prepared by the Gisborne and Mount Macedon Districts Historical Society from their files.

- *"Located on the corner of Hamilton and Prince Streets, Gisborne.*
- *Refer 1851 Map of Gisborne – 'Reserve' located corner Hamilton and Prince Streets – Section No. 17, Lot No.2.*
- *Historic Victorian Residence situated on a half-acre approx.*
- *Auction Notice 7-March-198? - Timber residence built on bluestone foundations, including: formal lounge, large lobby area, four bedrooms, dining-room, wide hallways, kitchen & pantry and storage-room. Featuring open fire places to most rooms, original timber mantle pieces, carved archways, pressed metal ceilings, bay window & stained glass, timber panel ceiling. Original outbuildings – barn with loft, wood shed, garage and gazebo.*

- House most likely built for Henry Reed Dixon (1833 – Sep 1893).
- Son of H. R. Dixon, Humphrey Campbell Dixon (1868 – Jan 1951).
- Son of H. C. Dixon, Humphrey Pierce Dixon (1901- Apr 1997).
- Three generations of Dixons (H. R. Dixon, H. C. Dixon and H. P. Dixon), who lived in the House, were Auctioneers."

The following is an extract from '[A Walk Through Old Gisborne](#)' by Malcom Grant and Sue Jarvis.

*"The building now used by "Middendorp's" was once a home in 1860 for the chief ganger of the Melbourne-Bendigo rail line when it was being built in the Gisborne district. The house was later the family residence of the Dixon family whose descendants still live in Gisborne."*

The following is an extract from the Gisborne Shire Rate Books held by the Gisborne and Mount Macedon Districts Historical Society.

- "Rate Book 1866, Entry No.118 – 'Office' in Hamilton Street owned by John Thomas. Henry Reed Dixon paying rates of £8.
- Rate Book 1868, Entry No.161 – 'Office' in Hamilton Street owned by John Thomas. Henry Reed Dixon paying rates of £6.
- Rate Book 1870, Entry No. 597 – 'Office' in Hamilton Street owned by Henry Reed Dixon. Rates of £12.
- Rate Book 1874 and Rate Books onwards – 'House and Garden' in Hamilton Street owned by Henry Reed Dixon. Rates of £30 (later reducing to £25).
- The ownership of the 'House and Garden' passed from H. R. Dixon to his son H. C. Dixon when his father died."

## Illustrations



Source: GMMDHS, from 1980s sale



Source: GMMDHS, original source unknown, undated

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this property are: 6.5 Living in Country Towns and 6.7 Making Homes for Victorians.
- Despite the unfortunate colour scheme, the building is a delightful traditional Victorian residence, reminiscent of early Gisborne.
- The building's size, location and architectural style demonstrates a home of a relatively wealthy person well positioned in the community.
- The corner location and the height of the block means that the building is visually dominant in the town, contributing to Gisborne's traditional character.
- It is interesting that the rates book entries from 1866 to 1874 indicate an office on this site. It is clear this was not an 'office' in the contemporary sense of the term but a residence with an office attached. This was the case particularly with doctors who had a small surgery within their homes, but it was not exclusive to the medical profession.
- The Residence has had three extensions/additions.
  - The original residence is the central building with a half-gable main (east-west) roof and two smaller gable roofs projecting forward.

- The first extension is on the northeast corner, with the hip roof. While the weatherboard and joinery treatment are similar to the original, the change of roof shape and lack of decoration is inconsistent to the original building. If this portion was original, it is unlikely they would have expressed it differently, and given its visual prominence to the public realm, so modestly. It is concluded that this was an early extension, possibly to accommodate the 'office' function. When this report refers to the Residence, it refers to this portion as well as the original.
- The second addition is the hip roofed portion to the west, which again is similar to the original but not consistent with the original architectural composition. Detail inconsistencies (different verandah brackets, sheet lining to the gables) indicate an attempt of be sympathetic, but distinctly not original.
- The third addition is the more clearly infill in the southeast corner with a flat roof and large fascia. This is clearly not original.



Original building – north is up

- An internal inspection was held on 4 July 2017. The interior of the building has been completely changed, with walls and joinery details removed. Two pressed metal mansard ceilings were noted, but the rooms they covered no longer existed as rooms.
- The exterior of the building demonstrates many of the features of the Federation Queen Anne style, according to 'A Pictorial Guide to Identifying Australian Architecture'. That style is allocated a rough date of 1890-1915, somewhat later than the dates indicated in the rate books for this building. It should be noted, this is not a purist example of that style, and it could be the building was remodelled at some date to 'keep up with the times'. Some of the classic Queen Anne features are the projecting gables with heavy gable screens, rough cast plaster, timber verandah valance, heavy verandah brackets, ensemble of varied roof shapes, projecting bays, ridge ornaments and tall chimneys.
- The Queen Anne style is associated with a resurgence of Australia identity and an expression of success of endeavour. In Gisborne it would have been the worthy successor to the more modest Victorian style, and visually demonstrated Australia's and Gisborne's coming of age.
- While this style is more associated with slate or terra cotta roofs, the existing corrugated iron is probably an adaption to suit the availability of materials.
- There is no evidence of an original garden associated with the residence. Likewise, there is no evidence of the original fencing or other landscaping.
- A weatherboard barn, with loft, still survives at the rear of the property. Its construction is very similar to the original house, except of course it isn't as flamboyant. While it has been altered with a roller door and fire doors, its existence in this urban context is unusual.

## Comparative Threshold Comment

In this Study several weatherboard Federation Queen Anne buildings in Gisborne are proposed to be included on the Heritage Overlay (Eblana, Wyabun Park, Annandale and 24 Mollison Street, Kyneton). The style appears to have been overlooked in earlier listings. All of these 'new' listing proposals were recommended in the earlier studies for inclusion, but for some unknown reason were not processed.

It would be appropriate and consistent to include the Residence at 41 Hamilton Street, Gisborne on the Heritage Overlay.

# Mechanics Institute Statement of Significance

**Heritage Place:** Mechanics Institute

**PS ref no:** HO288

18 Hamilton Street, Gisborne

37°29'14.31"S, 144°35'31.30"E



Side view

## Statement of Cultural Value

### ■ What is significant?

The Mechanics Institute in Gisborne is significant to the extent of the weatherboard hall, gable extension to the north, the interior of the hall and elements of the weatherboard rooms to the south. It does not include the skillion addition on the west nor the majority of the new extension to the south or the new façade to the south.

### ■ How is it significant?

The Mechanics Institute in Gisborne is locally significant architecturally, historically and socially to the Shire.

### ■ Why is it significant?

- The Mechanics Institute is significant architecturally for its classic 'hall' design so familiar in rural Victoria, and in particular its late Victorian roof, gable, chimney and window details. Its northern extensions are a demonstration of the success and expansion of the facility to the community of Gisborne. It is also significant for its intact hall interior as an intact example of the original interiors. (Criterion E, H)
- The Mechanics Institute is significant historically and socially as a demonstration of Gisborne's need for a communal meeting place as well as the educational facilities it brought to the community. The Mechanics was a defacto shire hall and library, before the Shire was able or required to provide those facilities. It was also significant as the venue for numerous meetings to establish and support committees for endeavours such as the Avenue of Honour, the new school, tree planting and bush fire relief. (Criterion A)



Mechanics' Institute

## History

The following is an extract from 'If These Walls Could Speak – a Social History of the Mechanics Institutes of Victoria' by Pam Baragwanath.

### *"Social History*

*The building of the Mechanics Institute began in 1858, although the Institute was probably founded about 1856, when a petition was signed by 79 local inhabitants to the chief Secretary. In 1861 'The Gisborne Express' shows a large advertisement from the Gisborne Mechanics Institute, Literary and Scientific Institution and School of Arts advertising the library: more than 300 volumes, reading rooms, lectures, chess and draughts. In 1882 the committee reported that the buildings were in good repair; they had drafted a code of rules and work began on a new library. These were officially appointed in 1884, and no doubt there was a committee of residents before that. The Gisborne Mechanics Club appears to have begun around 1900, although there are no official records until 1929. They met in club rooms at the rear of the existing Mechanics Institute and held a tenancy lease. The rooms were open daily between 7pm and 11pm except Sunday and with the main recreation being billiards, and with card games and an anglers club. Smoke nights were held regularly, and tournaments were held with affiliated clubs from surrounding districts. Regular meetings were held, supper was provided by various ladies and a caretaker was employed to maintain the rooms. Many well-known family names were entered in the membership list of the years. The last recorded meeting of the Mechanics club was in 1958. The lending library and possibly a reading room were assisted with a grant from the Gisborne Council and lasted until the 1950s. When the library closed the residents had to rely on the library at Kyneton or have books sent by rail from the city."*

The following is an extract from Pam Baragwanath's subsequent publication, 'These Walls Speak Volumes, A History of Mechanics' Institutes in Victoria'.

*"A meeting held at the national schoolroom in October 1858 saw a memorandum sent to the government for a grant of land on which to build a Gisborne Mechanics' Institute. The institute was built in 1859, using weatherboards milled and donated by William Roberson from his mill at New Gisborne, on bluestone foundations and with an iron roof and stained-glass windows. It was opened on 15 November 1859 with a ball. By 1864 the local paper was advertising library opening hours as Tuesdays and Thursdays from 7:00 pm-9:00 pm and Wednesdays and Saturdays from 6:00pm-9:00pm. In 1894 the Gisborne Mechanics' Institute and Free Library had 1,876 books and the opening hours were 9:00 am – 5:00 pm and twice weekly 7:00 pm – 9:00 pm. Over the year there were approximately 5,500 visits. The Gisborne Mechanics' Institute became the meeting place for the district, holding grand dramatic and musical entertainment, smoke nights, billiards, euchre, weddings, parties, dances for young and old, lectures, welcome back gatherings in wartime, home of the Lincoln Mills where they made socks and underwear during wartime, Red Cross gatherings, flower shows, a refuge centre in times of bushfire, picture theatre for many years, table tennis, funerals, and ANZAC Day remembrance ceremonies when raining. The lending library and possibly a reading room lasting until the 1950s. In recent times the building has hosted a range of groups, including the archives and collection of the Mount Macedon and Gisborne Historical*

*Society. A refurbishment of the hall was completed in 1991 when a new façade was erected by Gisborne Shire Council on the front of the hall to bring it in line with the streetscape. A more recent refurbishment carried out by Macedon Ranges Shire Council was completed in February 2013 using a grant of \$295,000 from the state government."*

The following is an extract from the DELWP Inventory of Mechanics' Institutes prepared by Janette Hodgson.

*"The building of the Gisborne Mechanics Institute began in 1858, although the institute itself was probably established 18 months earlier, in 1856.*

*In 1859, an area of land was set apart as a site for a mechanics institute after the Lands Department received a petition signed by 79 local inhabitants. An area of ½ acre was set aside, being an area in section 23, Township of Gisborne on 21 March 1859. It appears from Departmental records that the Institute building was actually sited on the land in 1858. No deed or title was issued for the land and for some unknown reason trustees were not officially appointed until 11 August 1884, although it is apparent that a local controlling body, the Committee had managed the affairs of the Institute for some years.*

*In July 1861 the Gisborne Mechanics Institute advertised in the Gisborne Express for members, describing the Institute as a Literary and Scientific Institution and School of Arts. It had as its object 'the diffusion of Literary, Scientific and other useful knowledge among its members by means of a circulating library, reading room, and museum, the establishment of classes and delivery of lectures'.*

*At this time, the Institute had a library with 300 volumes, containing many 'standard novels', historical and miscellaneous works and reference books of a chemical and scientific nature. There was also a reading room filled with periodicals and newspapers. Chess and draughts were also allowed in the reading room. Lectures were being organised.*

*Later the Mechanics Institute provided billiards, card games, and chess. The rooms were open daily between 7pm and 11pm, except Sunday and during the day if a committee member was present. Smoke nights or Club nights were held regularly as were tournaments.*

*A new library was added in 1882/83. The tender of Messrs E. Cherry and Sons, at £69 10s was accepted. The building was reported to be in good repair at the time, and after clearing the contract cost of the new library efforts were to be devoted to enlarging the library collection. On 15 December 1899, an area of 19 9/10 perches, being part of CA 3 of 23 was reserved as an addition to the area already set apart in 1859, with which it had been apparently enclosed for many years). The addition was gazetted 22 Dec 1899.*

*The Gisborne Mechanics Club (Men's Club) appears to have begun around the early 1900s, although there are no official records available prior to 1929. Its club rooms were in the small building at the rear of the existing mechanics building. After 1941, the Club held a tenancy lease with the Institute, and paid rent of £6.10s per year.*

*Interest in the Institute began to wane in the 1950s. The last recorded meeting of the Institute was in September 1958. An effort was made to develop a boys club, but this did not meet with success. The library continued until the 1950s. In more recent years the Institute building has been managed by the Council. The front of the building appears to have been modified as part of a broad scale development."*

The following is an advertisement from the Gisborne Gazette of 6 April 1900.

*"Mechanic's Institute, Gisborne, Subscription 2s 6d per quarter. The Library contains 2,500 Vols of well-assorted Literature, to which have been lately added sixty books by Standard Authors. The READING ROOM is Open Daily and Nightly. The principal Papers of the Colony are to be seen. The 'Encyclopedia Britannica' may be consulted at the Library, during the hours it is open, on Wednesdays and Saturdays. Subscribers may consult it at any time, on application to the Librarian. Mechanic's Club, F.R. Levack, Sec."*

Illustrations



Source: 1994 Macedon Ranges Cultural Heritage and Landscape Study, undated



Source: GMMDHS Photo D3164 6A4, undated



Source: GMMDHS Photo D3163 6A4, undated



The Mechanics Institute, Gisborne.

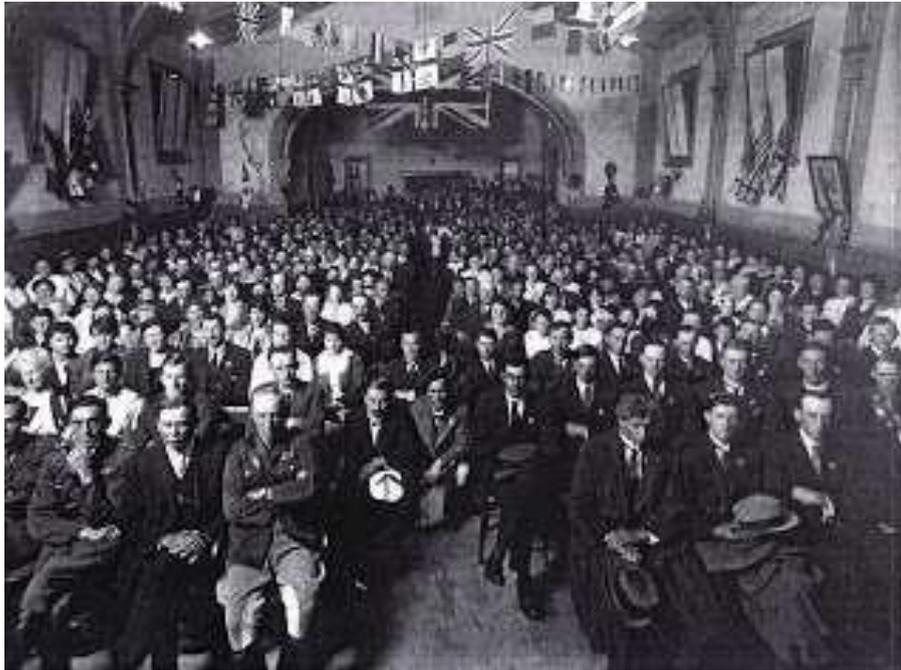
Source: GMMDHS Photo PC294, undated



Source: GMMDHS photo (D6852 61A5), c1933



Source: GMMDHS Photo D3026 6A4, undated



Source: [wrobertsonwooling.blogspot.com.au](http://wrobertsonwooling.blogspot.com.au), undated but noted that W. Robertson provided the timber for the Mechanics Institute.



Source: 1994 Macedon Ranges Cultural and Landscape Study, undated



Undated, Source: Gisborne and Mount Macedon Districts Historical Society (D2472 15A5)

## Discussion

- The relevant themes from Victoria's Framework of Historical Themes for the Mechanics' Institute are 5.6 Entertaining and Socialising, 6.5 Living in Country Towns, 8.2 Educating

People, 8.4 Forming Community Organisations and 9.5 Advancing Knowledge.

- As can be seen in the photographs above, the main façade of the Mechanics' Institute has undergone several iterations. There appears to have been a desire to 'modernise' the facility – or at least the presentation of the facility. Further research of the extent of original fabric at the south end of the facility should be able to clearly delineate the extent of fabric still existing.
- Viewing the building from the side, its original extent and appearance is evident.
- With the building's more recent integration into the Shire's other community facilities in the same location. Unfortunately, the existence of the original building continues to be hidden from public view and appreciation.
- During several upgrades, the original building has been treated sensitively, including internal works.
- It is important in appreciating the heritage values of this building to note that while Mechanics' Institutes exist across Victoria and Australia, they were the product of local demand and initiatives. There was no Mechanics' Institute hierarchy or 'head office'. The Association of Mechanics' Institutes is a more recent organisation.
- In the context of Mechanics' Institutes, a 'mechanic' was a blue-collar worker. The institutes were a means of workers improving their education, outside the government provision of education. Mechanics' Institutes were about self-education and frequently had libraries, lectures and entertainment.
- Mechanics' Institutes existed as an initiative – but not one controlled by a central body. The buildings and libraries were individually designed and built by individual communities. They were not a government initiative or common design like post offices or court houses.
- The Mechanics' Institute was a community building, not just in use but in its existence and construction. In this regard, the Mechanics' Institute reflects a similar ethic to the Ross Watt Children's' Hall in New Gisborne – the community looking after itself.
- The building's social contribution to Gisborne and district needs little expansion. The Mechanics' Institute has been, and continues to be, a focus for numerous community activities and social events. This should continue.
- It is evident from numerous entries in local newspapers that the Mechanics' Institute was a defacto Shire Hall. It was used for a variety of public meetings about a variety of issues and endeavours – the establishment of a committee to establish an Avenue of Honour being just one. Birthday and wedding celebrations were held there as well as the celebration of the end of WWI. It was a venue familiar to the community and instrumental in Gisborne's development and spirit.

## Comparative Threshold Comment

---

Similar weatherboard Mechanics Institutes and Halls are already included on the Heritage Overlay. These include the Mechanics Institute (HO271) and Methodist Church (HO133) at Newham, the JG Bolton Hall in Kyneton and the Court House in Romsey (HO228). Another similar weatherboard hall, the Ross-Watt Children's Hall is proposed for inclusion on the Heritage Overlay as a result of this current study.

It would be appropriate and consistent to include the Mechanics Institute in Gisborne on the Heritage Overlay.

# Howey Reserve Statement of Significance

**Heritage Place:** Memorial Precinct/Howey Reserve

**PS ref no** HO289

Hamilton Street, Gisborne

37°29' 16.24"S, 144°35'32.39"E (centre)



War Memorial



Howey Memorial



Memorial Drinking Fountain



Memorial Wall and Gates



## Statement of Significance

- What is significant?

The Memorial Precinct is significant to the extent of the Howey Reserve, including two

avenues of trees, the 3 individual Memorials, the Memorial wall, gates and ticket booth as well as all the bluestone paving and plaques. It does not include the furniture, modern kerbs and gutters or the roads adjacent.

- **How is it significant?**

The Memorial Precinct is significant locally aesthetically, architecturally and historically to the Shire.

- **Why is it significant?**

- The Memorial Precinct is significant aesthetically as a gateway feature upon entering Gisborne. Its formal rows of trees, visually open character and spaced memorial sculptures are distinctly different from their environs. The Precinct creates a 'green' feature which establishes a creative, not commercial, character at the entry to Gisborne. (Criterion E)
- The Memorial Precinct is significant architecturally for its variety of Memorial styles from the rough stonework of the Howey Memorial to the polished Art Deco features of the McGregor Memorial Drinking Fountain, all in keeping with the trend of the time of their installation. (Criterion E)
- The Memorial Precinct is significant historically for its commemoration function, celebrating and honouring the achievements of its individual and collective citizens in a very public manner. This is an indication of the developing maturity of Gisborne to recognise achievement and celebrate the past. (Criterion A, G, H)



Boundary of the Precinct

## History

The following is the text from a plaque at the foot of the War Memorial in Gisborne.

*"War Memorial, This Memorial was dedicated on July 4<sup>th</sup> 1922. Funded by the Community & Gisborne Shire Council. It commemorates those of the district who served in the Great War 1914-1918 & also those who have served in subsequent wars. Lest We Forget."*

The following is the text from a small copper plaque on the Memorial Drinking Fountain in Gisborne.

*"Charles Heath & Sons Pty. Ltd. Monumental Sculptors South Melbourne Phone M1944"*

The following is the text from the main bronze tablet on the Memorial Drinking Fountain in Gisborne.

*"Erected by the McGregor Family in Memory of William H. McGregor and Harold J. McGregor Who Fell in the Great War 1914-1918. Lest We Forget"*

The following is the text from a Plaque on the Memorial Gates.

*"In Honour of Those Who Served in the World War 1939-1945. Erected by the People of Gisborne District"*

In reference to the Henry Howey Memorial, the following is an extract from A Brief History of Gisborne and Mount Macedon Districts.

*"Henry Howey selected land from near the present town of Riddells Creek through Gisborne to Mount Macedon. He also bought land at the first land sales in Melbourne where his name remains on the property on the corner of Collins and Swanston Streets. Howey then returned to Parramatta to bring his wife, six children and some staff members to settle in this district. However, their small vessel the "Sarah" was wrecked on the ninety-mile beach en route to Gisborne. In the township of Gisborne, his name is perpetuated in Howey Street and in the Howey Monument where his bust overlooks Howey Reserve."*

Also, in reference to the Henry Howey Memorial, the following is an extract from the Australian Dictionary of Biography, Volume 11, 1998, for Charles Douglas Richards, the sculptor of the

bust of Henry Howey on the Memorial.

*"Richardson, Charles Douglas (1853–1932) by Margaret Rose*

*Charles Douglas Richardson (1853-1932), painter and sculptor, was born on 7 July 1853 at Islington, London, second son of John Richardson (1818-1862), artist, and his wife Mary Frances, née Holmes. The family migrated in 1858 to Victoria to join John's brother Thomas Elliott (1814-1869), Presbyterian minister and editor of the Portland Guardian. John Richardson set up a studio at Portland but moved to St Kilda, Melbourne, in 1860.*

*Educated at Scotch College, Charles Douglas studied design at the School of Design, Carlton, from 1869. In 1871-73 (while apprenticed to the lithographers De Gruchy & Leigh) he studied at the National Gallery of Victoria's school of design under Thomas Clark and in 1878-80 under Oswald Campbell. In 1880 Richardson and Tom Roberts successfully pleaded for establishment of life classes. In 1877-81 Richardson exhibited paintings with the Victorian Academy of the Arts and completed lithographs for the Australian Pictorial Almanac (1880).*

*In 1881 he went to London and enrolled in the Royal Academy of Arts school for the six-year course. There he joined Roberts and Bertram Mackennal who at times shared his studio. Richardson won three prizes for design and sculpture in 1883 and 1884, including a second and third in the Armitage prizes. He exhibited at the Royal Academy in 1885 ('The Passing of Arthur' and the sculpture 'The Wheelwright') and in 1888 another sculpture 'Mother and Child'. That year he travelled to Italy and France.*

*In 1889 he returned to Melbourne, exhibited academic paintings with the Victorian Artists' Society in May, and showed wax and painted impressions at the '9 x 5 Impressions' exhibition in August. In 1890-97 as director of the life class he taught at the V.A.S. and exhibited both painting and sculpture. With Margaret Baskerville, Web Gilbert and others in 1898 he founded the influential Yarra Sculptors' Society. A large bronze copy of John of Bologna's 'Mercury' was executed for the Melbourne Age in 1899 and his much praised 'The Cloud' in 1900. In 1902-06 he worked on his commission for a marble group, 'The Discovery of Gold' (Bendigo). He married Margaret Baskerville on 23 December 1914 at East Malvern, and they continued several joint pursuits, including illustrating a booklet for the Red Cross, To the Women of the Empire. A Tribute (1918). In 1922-24 they worked together on bas-reliefs, 'The Dance of the Hours', for the foyer of the Capitol Theatre, Melbourne.*

*As well as teaching drawing and sculpture Richardson undertook several war memorials and produced several commemorative medals. Although the decline in favour of Victorian period art led to a diminution of Richardson's reputation, he was well known for the help he gave to other artists, though reticent about his own talent. After being secretary, he was a diplomatic and popular president of the V.A.S. in 1917-24 and 1926-30. Associated with the Presbyterian faith, he was reputed to have had 'spiritist' ideas and was a member of the Vegetarian Society of Victoria.*

*Predeceased by his wife, Richardson died without issue on 15 October 1932 at Brighton and was cremated. In 1931 he had donated some of his and his wife's works to the Brighton City Council. A memorial exhibition was held in 1933.*

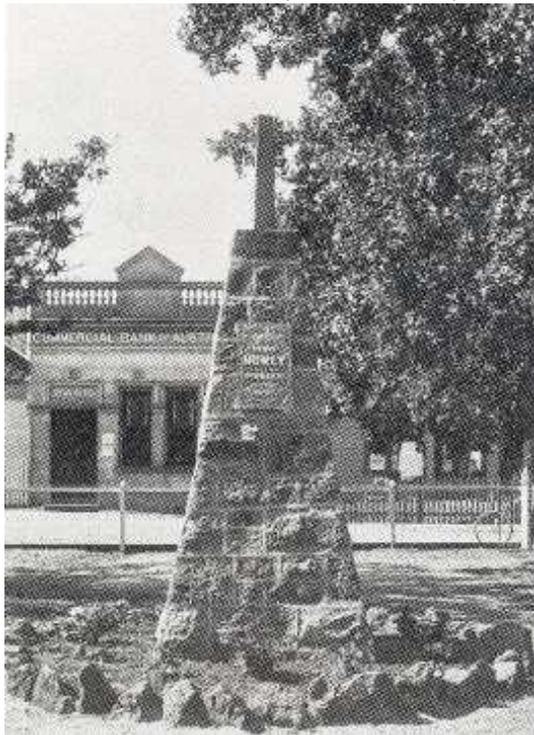
#### Select Bibliography

- E. Fysh, *Memoir of C.D Richardson: Sculptor and Painter* (Melb, 1933)
- C. B. Christesen (ed), *The Gallery on Eastern Hill* (Melb, 1970)
- K. Scarlett, *Australian Sculptors* (Melb, 1980)
- M. Rose, *Victorian Artists: Margaret Baskerville (1861-1930) and C. Douglas Richardson (1853-1932)* (Melb, 1988)
- M. Richardson diaries, 1904-06 (State Library of New South Wales)."

Illustrations



Source: GMMDHS Photo, unnumbered, dated 1915, 'Old Boys Association at Howey Memorial'



Source: GMMDHS Photo, unnumbered, undated, 'Memorial without Bust'



Source: SLV H32492/1756, Rose Series (1920s-1950s)



Source: GMM DHS Photo D4263 29A5, (undated but recent)

## Discussion

- The relevant themes from Victoria's Framework of Historical Themes are 6.5 Living in Country Towns, 6.6 Marking Significant Phases and 8.5 Preserving Traditions and Commemorating.
- The Memorial Precinct consists of several individual features – the Memorial Gates and Wall, the Memorial Drinking Fountain, the War Memorial and the Henry Howey Memorial, plus the 13 mature Oaks within the area and paving/plaques.
- The Memorial Precinct has developed over time within a public Reserve. Still known as the Howey Reserve, it is most readily identified by its two avenues of Oaks.
- The War Memorial is a classical (truncated) polished granite needle set on granite and bluestone bases. Inscribed in the granite on three of the four sides are the following statements, *'In Memory of the Men of Gisborne who fell in the Great War, 1914-1918, Lest We Forget'*, *'In Honour of Those Who Served in the War 1939-1945'*, and *'In Honour of Those Who Served in the Korea, Malaysia and Vietnam Campaigns'*. On the fourth side is a recent bronze plaque naming the Gisborne World War One Veterans.
- The War Memorial is interesting in that the incised wording demonstrates a changing attitude towards veterans and commemoration. For WWI, it commemorates 'Those Who Fell', while WWII and the later campaigns commemorates 'Those Who Served'. It demonstrates a recognition of the importance of serving, not just dying. The more recent bronze plaque is the product of the celebration of the 100<sup>th</sup> anniversary of WWI, by now naming the individuals who served, and who fell.
- The Howey Memorial is a loosely coursed bluestone cairn with a bronze bust of Henry Howey and a plaque with a unique Wattle border with *'Henry Howey, Grazier, Pioneer of this District, Settled on This Flat May 1837'*. The bust was not originally on the cairn and its date is unknown. On the back of the bust is the name G. Douglas Richardson, Sculptor.
- The Memorial Drinking Fountain is a polished granite feature with distinctive but modest Art Deco qualities. It has a bronze plaque stating, *'Erected by The McGregor Family In Memory of William H. McGregor and Harold J. McGregor, Who Fell in the Great War 1914-1918. Lest We Forget'*. The plaque is surmounted by the ANZAC Rising Sun Crest with the words *'Australian Commonwealth Military Forces'*. At the side of the drinking fountain is a small copper plate with *'Charles Heath & Sons Pty Ltd. Monumental Sculptors South Melbourne Phone – M1944'*. Charles Heath and Sons still are well known monumental stonemasons, with four generations still in the business. Charles Heath the elder was well regarded in the industry and was engaged by the Australian Labor Party and the ACTU to build the granite headstone/memorial for former Prime Minister Ben Chifley in 1952.
- The three Memorials are all aligned down the middle of the Reserve between the two rows of trees. The whole composition is deliberate and formal to mark the commemorative function.
- Immediately to the north of the Memorials is an uncoursed and undressed bluestone rubble wall forming an entry to the adjacent sporting reserve. These are referred to as the Memorial Gates. The wall also encompasses a small stone ticket booth associated with activities in the reserve. On one pillar is an iron plaque stating *'In Honour of Those Who Served in the World War 1939-1945, Erected by the People of Gisborne District'*. While not aligned with the other adjacent Memorials, the stone wall shares a location immediately north of the other Memorials and the rows of trees. It also shares their commemorative

nature.

- In 2007, a sawn bluestone walkway was installed in line with the sculptural memorials between the avenues of trees. Within the walkway paving, a series of interpretative plaques were installed. The plaques were a joint initiative between the Victorian Government, Macedon Ranges Shire and the Gisborne and Mount Macedon Districts Historical Society and commemorate the Bush Inn, Postal Services, the Temperance Hotel, Gardiner's General Blacksmiths, Sansoms Fountain Supply Store, the Gaythorn Hotel, the Victorian Hotel, the Bridge Inn, the War Memorial, the Telegraph Office, and Methodist Church – most of which have been lost.
- The choice of this location for this group of Memorials illustrates the pride which Gisborne residents take in celebrating the endeavours and achievements of their own citizens. The combination of war and settlement commemoration is also unusual in the same location as is the commemoration of veterans (plural) and individual citizens (Howey and McGregor).
- The double avenue of trees in the Reserve reflect the notable endeavour of the Shire to enhance the character and entry to Gisborne with introduced vegetation.

## Comparative Threshold Comments

---

By their very nature, memorials tend to be individual features erected for a specific celebration. WWI created a plethora of monuments, avenues, gates, etc., most as individual features. Throughout Victoria these have been included, individually, on local Heritage Overlays, the Victorian Heritage Register and in a few cases the National Heritage List.

Within the Shire, the War Memorial in Kyneton (HO254), Memorial Clock Tower in Woodend (HO105) and the Memorial Cairn in Macedon (HO110) have been included on the Heritage Overlay. Some memorials have been included as part of larger heritage precincts/places such as the Lone Pine in Romsey (HO143), Memorial Gates in Riddell's Creek (HO84), and Memorial entry at the Malmsbury Botanic Gardens (HO253).

The Howey Memorial and Memorial Drinking Fountain are rare features. It is the combined importance of these memorials in a single precinct in Gisborne which collectively warrants recognition and protection.

It is consistent and appropriate to include the Memorial Precinct in Gisborne on the Heritage Overlay.

# Masonic Hall Statement of Significance

**Heritage Place:** Masonic Hall/Masonic Temple/Masonic Lodge **PS ref no:** HO290

60 Aitken Street, Gisborne

37°29'22.83"S, 144°35'25.23"E



## Statement of Cultural Value

- **What is significant?**  
The Masonic Hall is significant to the extent of the original red brick building, its architectural composition, roof, parapets, windows and formality. It does not include the rear brick addition, nor landscaping or fencing.
- **How is it significant?**  
The Masonic Hall is locally significant architecturally and socially to the Shire.
- **Why is it significant?**
  - The Masonic Hall is significant architecturally for its formal, symmetrical design which was typical, although not identical, to other Masonic Halls. It presents an institutional appearance, complementary to its function and supportive visually to adjacent church buildings. (Criterion D)
  - The Masonic Hall is significant socially as the venue for the Freemason organisation in Gisborne and for its associations with the social fabric of the community. The Freemasons have always had a significant rural membership as it provided a venue for interaction not otherwise available to rural communities. (Criterion A, G, H)

## History

The following is an extract from [www.freemasonsvic.net.au/library-museum/history-heritage](http://www.freemasonsvic.net.au/library-museum/history-heritage).

*"The Origins of Freemasonry*

*While theories abound, the most widely held belief is that modern Freemasonry evolved out of stonemasons' guilds in 17th century England. One of many professional guilds at the time, the stonemasons' guild began to admit members not directly involved in the masonry trade, but whose moral and spiritual ideals were aligned with that of the guild. There are a number of union and trade organisations today that have grown in a similar manner, which gives this theory credence.*

The end of the Second World War saw a resurgence of interest in Freemasonry, and membership boomed as men looked to maintain a sense of belonging and comradeship. The ideals of mateship, self-improvement, moral action and service to the community found an easy match in the practices of Freemasonry.

#### *Freemasonry in Victoria*

*Freemasonry in Australia truly began when 21 influential men drew up a petition on 23<sup>rd</sup> December 1839 to form a Masonic Lodge, to be called the Lodge of Australia Felix.*

*Freemasonry has been here since the First Fleet and has played a pivotal role in the growth and establishment of our state. The foundation stones of some of the most prominent and culturally significant buildings in Melbourne and beyond were placed by prominent Freemasons – the Melbourne Court House, Melbourne Hospital, the Princes Bridge and many more.*

*By the 1800's there were more than 100 lodges all over Victoria. In 1883, the Grand Lodge of Victoria was established to oversee Freemasonry throughout Victoria. Formed in 1889, the United Grand Lodge of Victoria had its first installation at Melbourne Town Hall with over 6000 Freemasons in attendance.*

*Freemasonry focuses on personal development and community contributions, so it is no surprise that many of our most influential and notable citizens past and present are Masons.*

*Community minded Masons have served in public office throughout Victoria's history – Victorian Governor Generals, Mayors (such as Charles Brunton, for whom Brunton Avenue is named), and Prime Minister Sir John Gorton.*

*For over 125 years Freemasons in Victoria continue to play instrumental roles in the development of our state. "*

The following information is provided by the Gisborne and Mount Macedon Districts Historical Society.

#### *Extracts from the General Topics File*

- *"As early as 1858, the Lodge used to meet at the Bridge Inn, Gisborne. It was then known as the Lodge of Mount Macedon.*
- *The land on which the Masonic Hall was built was purchased from a Mr. Symes in early 1921.*
- *The Gisborne Lodge No. 298 conducted its first general meeting in the Masonic Hall on 11<sup>th</sup> August, 1922."*

#### *Extracts from Gisborne Lodge No. 298 Minute Book 1922 – 1947*

- *"At the meeting held in the School Hall 25-May-1921, the four tenders for the new Temple were discussed.*
- *G. Anderson - £1550, Tile Roof extra £31*
- *Crawley & Sons - £1375, Walls in Concrete £200 extra*
- *E. A. Waller - £1723, Tile Roof extra £20*
- *Cherry & Sons - £1345, Tile Roof (extra) £1410. Concrete Walls £1497 and Tile Roof £1562*
- *Tenders for a brick building were only considered. The tender of Cherry & Sons was accepted for the new building built in brick.*
- *The first regular meeting was held in the Masonic Hall 10-March-1922."*

Illustrations



Source: GMMDHS Photo D1668 4A5, Rose Series 1920s - 1950s



Source: GMMDHS Photo D6440 55A5, undated



Source: GMMDHS Photo D6173 53A5, c2000, present ceremonial area



Source: Masonic Hall Gisborne, author's photo, framed original drawing

## Discussion

- The themes from Victoria's Framework of Historical Themes associate with this property are 5.6 Entertaining and Socialising, 6.5 Living in Country Towns and 8.4 Forming Community Organisations.
- The Freemason organisation is a well-established community group, active in Victoria since the foundation of the Colony. While its silence regarding its rituals has led to many misunderstandings of its purpose, the organisation existed to further self-education and advancement. Most country towns have a Masonic lodge. In the era before mass communications, it was a means of connecting with like-minded people. Its membership contained many people of means and achievement but could also include people without titles and means. It is an egalitarian organisation, popular with country people as indicated by the spread of the organisation in rural Victoria. It was a means of connection which might not be otherwise available to rural workers.
- Like Mechanics' Institutes, there was no standard design for Freemason Hall, although again like Mechanics' Institutes, there was a continuity of elements. Red brick, symmetry, formality and the prominent display of its logo were typical.
- The design of the Masonic Halls, and this hall, revolve around Lodge Room, where formalities and ceremonies were held. This was in turn supported by ante rooms and kitchen facilities. In this regard, a Masonic Hall is very similar to Mechanics' Institutes.
- This building was built in two stages. The original, front portion was built in 1921-22 and designed by Thomas Ewing, Architect. In 1962, the extension at the rear was added. Little is known about Thomas Ewing.
- The front portion of the building is typical Masonic Hall in design. The building is strongly symmetrical and formal, built of red brick and proudly displays the Masonic logo. It is a simple building with a large gable roof and window openings accentuated with rendered surrounds. The four impressive brick piers across the front reinforce the symmetry and the presence of the entry point. This design complements the values of the organisation – not flamboyant but solid. This is not a frivolous building, nor does it shout its presence. It is not religious, but neither is it a commercial or retail building.
- The extension at the rear is comparatively stark, unarticulated with very small, non-descript windows at a high level. It does not share any of the architectural qualities of the original hall.
- Internally, this pattern is repeated. The Lodge Room has been relocated to the rear extension and except for the ceremonial furniture is unexceptional. The original lodge room at the front is used for meetings. The remaining rooms are relatively Spartan. The ceremonial fixtures for the Lodge are all freestanding within an otherwise plain room.
- The corner location of the building is surrounded by a low pipe and chain mesh fence behind which a Golden Diosma has become overgrown. There is no formal planting which may be associated with the Hall or its function.

- The building's size and corner location, however, give it a visual status within Gisborne associated with the nearby St Brigid's and St Paul's churches.

## Comparative Threshold Comment

---

No other buildings in Gisborne are comparable to the Masonic Hall. As noted above, it is a quietly distinctive building but obviously not a religious or commercial building. In this sense, it is a unique contribution to Gisborne's traditional character.

There is a 'similar' Masonic Hall in Kyneton which is included on the Heritage Overlay (HO197) and makes a significant contribution on the corner of Piper and Mollison Streets. Its earlier interior is much more decorative and ceremonial, but both the Gisborne and Kyneton buildings make the same historical statements about the Freemason organisation.

It would be consistent and appropriate to include the Freemason Hall in Gisborne on the Heritage Overlay.

# Lyell House Statement of Significance

**Heritage Place:** Residence/ Lyell House

**PS ref no:** HO291

35 Aitken Street, Gisborne

37°29'14.06"S, 144°25'30.48"E



## Statement of Significance

- **What is significant?**  
The Residence is significant to the extent of its existing red brick building envelope, architectural features and presentation to the public realm. This includes the large tree and fence but does not include the rest of the garden or the large masonry building behind.
- **How is it significant?**  
The Residence is locally significant architecturally, and historically to the Shire and Gisborne in particular.
- **Why is it significant?**
  - The Residence is architecturally significant as an extant, and within the context of Gisborne – relatively rare, distinctive, classical late Victorian residence. Its location near the main intersection and entry into Gisborne makes it a unique visual feature providing a glimpse of the past character of Gisborne. The location of the Residence within the heart of Gisborne's commercial and community centre illustrates the previous nature of urban development in country towns. (Criterion D, E)
  - The Lyell House is historically significant for its associations with Mr George Lyell – noted entomologist and Cherry and Son, a prominent Gisborne business who employed Mr Lyell and built the house. As noted above, its location in the centre of Gisborne reflects the historical nature of urban development in country towns. (Criterion A, H)

## History

The following information has been prepared by the Gisborne and Mount Macedon Districts Historical Society from their files.

- "George Lyell and his family moved from Melbourne to Gisborne in 1890. George Lyell had obtained employment as the bookkeeper for Cherry & Sons Pty Ltd, a firm that had been manufacturing butter churns, cheese equipment and dairy appliances since 1858 at their enterprise in Aitken Street.
- The red brick house was built, circa 1891/1893, by Cherry & Sons Pty Ltd as a private

residence for the Lyell family.

- The house comprised a sitting/dining room, three bedrooms (one at the front and one at the back with a smaller one), a hall and a kitchen/pantry.
- The land was quite extensive, and it was here that George developed an orchard with many varieties of apple trees and berries, fruit from which he gave away or donated to support missionary work.
- The home garden comprised roses, rhododendrons, holly and liquidambar trees, maples, wisteria, wood violets, crocuses, primroses and lilies-of-the-valley.
- George Lyell's interest in entomology led to the development of Cherry's agency and export business in entomological supplies such as nets, mounting boards, pins, forceps, cottonwool, boxes and cabinets.
- George Lyell designed wooden cabinets with drawers for storage of entomological specimens. The cabinets, which fitted together to make larger units, were made at the Cherry factory.
- George Lyell was famous and known worldwide for his biggest and best collection of Australian moths and butterflies.
- George Lyell continued to work for Cherry & Sons Pty Ltd until 1950. He was later appointed Manager and a Director of the Cherry Company.
- George Lyell died in 1951 aged 84 years.
- In 1951 the house was sold and then used for business purposes known as the "Wool and Wheel".
- The house was sold again and became the site of various businesses and restaurants in later years.
- The house now operates as a religious institution."

#### Illustrations



Source: GMMDHS D1669 4A5 (undated)



Source: GMMDHS D5246 9A3 (undated)



Source: GMMDHS D6194 4A3 (undated)

## Discussion

- The relevant themes from Victoria's Framework of Historical Themes for this property are 6.5 Living in Country Towns, 6.7 Making Homes for Victorians and 9.5 Advancing Knowledge.
- The owner of the building, Lexi Lethborg requested a meeting with the author and Council planning staff to discuss the proposed listing of the property. Ms Lethborg was not against its recognition but wished to ask questions about the implications of the Overlay. In particular, she wished to know whether 'restoration' was a mandatory requirement. It was explained it was not. She also relayed some of the more recent uses of the hall and Residence.
- On the same allotment as the brick residence, is a large modern 'hall' structure which is physically connected to the rear of the residence. This 'hall' structure has no heritage values.
- The brick residence is modest but typical of late 19<sup>th</sup> century Victorian residences. Its use of banded polychrome brickwork, timber decoration, chimneys and its asymmetrical front are classic Victorian residential features.
- While some roof detailing has been lost, these are easily reinstated with existing documentation to bring the building back to its original integrity.
- The external integrity of the building is high with little change.
- The interior of the building was not inspected. However, visual access through the windows was available. There are remaining traditional features but there is also evidence of alterations. The relative merits of the interior do not reflect the exterior.
- The location of this building, in the commercial/community heart of Gisborne is somewhat unusual by today's standards. In Victorian times however, the nature of Gisborne's (and other country town's) urban development was different and it was not uncommon to have residences mixed with shops. This building is a demonstration of that development pattern.
- The very large tree at the front of the residence is an important visual feature with considerable age. While it is not indicated in the early photographs, it supports the other street trees and vegetation on Aitken Street/Calder Highway and around the adjacent sports ground. While it is noted it does not appear in the early photos, its size would indicate it is contemporary with the other trees in the environs.
- Mr Lyell's renown as an entomologist and within the entomology community is important and his residency in Gisborne is notable. The fact that his employer (Cherry and Son) built him a residence indicates a valued employee and individual – further highlighted by his subsequent senior roles in the company. While the gardens for which he was known have disappeared, they further indicate the softer nature of Gisborne's urban development.
- The owner has pointed out that the Residence was rented for many years and served as a restaurant recently.

## Comparative Threshold Comment

Within Gisborne itself, there are very few residences already included on the Heritage Overlay. This is more an administrative issue than one of worthy candidates. This Study is recommending several residences for inclusion.

Through precincts, Kyneton has the greatest inclusion of residential buildings (HO119, HO89, HO138, HO196, HO211 and HO239). Although most of these are bluestone or timber in construction, the era and the generic style are similar to this Residence. Likewise, similar residences are already on the Heritage Overlay through precincts in Lancefield (HO266) and

Romsey (HO267).

It would be appropriate and consistent to include the Residence at 35 Aitken Street, Gisborne on the Heritage Overlay.

# Primary School Statement of Significance

**Heritage Place:** State School No. 262 /Primary School

**PS ref no:** HO292

35 Fisher Street, Gisborne

37°29'25.05"S, 144°35'17.83"E



## Statement of Cultural Value

### ▪ What is significant?

State School 262 is significant to the extent of the 'L' shaped red brick building of 1877, with the distinctive 'Caulfield' shape roof, including the slate roof, original window and door openings, bluestone footings, chimneys and boarded mansard ceilings. It does not include new internal joinery and partitions nor the square red brick 1924 building, the existing school fence, present landscaping or vegetation.

### ▪ How is it significant?

State School 262 is locally significant architecturally and historically to the Shire.

### ▪ Why is it significant?

- State School 262 is significant architecturally as a direct product of the intensive building programme in response to the Government's Education Act 1872. It is physically reflective of numerous other schools of its time, including generic design, use of polychrome brick and slate roofs, most distinctively its 'jerkin head' roof form. It is directly associated with Henry Bastow, the government architect for schools during that important period of growth. (Criterion E)
- State School 262 is significant historically as a symbol of growth of Gisborne as a rural centre and the enterprise of the local population in lobbying for the future of their children. It is also significant as a classic example of the school designs prepared in bulk by the Public Works Department in mass for communities across Victoria. (Criterion A)

## History

The following are selected extracts from 'Victoria's First Education Building Revolution', [www.bastow.vic.gov.au/about-us/history-of-education-in-victoria](http://www.bastow.vic.gov.au/about-us/history-of-education-in-victoria).

*"The most significant education reform in colonial Victoria began in December 1872 when the Government assumed control of education. They were determined to produce an egalitarian education system free from religious and fee-charging education.*

*The Education Act 1872 proclaimed that all children in Victoria between the ages of six and*

15 were not only entitled to be educated but were required to be educated. The Act dared to imagine a future society of well-educated and informed people, a society of peers and equals, a community that had hitherto not existed in the class-entrenched British realm.

James Wilberforce Stephen was appointed as Minister of Public Instruction and began the formidable task of implementing this new education system. Curriculum was needed, and teachers and district inspectors recruited and trained.

But above all else, Stephen wanted his new school buildings to showcase the glory and educational triumph of the Government. Thus, began the most intensive education building program this state has ever seen."

"Thirty-four-year-old Henry Robert Bastow was appointed Departmental Architect and Surveyor in March 1873. His appointment would change the face of education. With training in the classics abroad, and contemporary architectural experience here, Bastow was about to bring to Victoria's first education building revolution a significant and lasting influence.

"How does one create memorable school buildings quickly and en masse? The answer is to create a series of templates that form the basic shapes and sizes of the spaces, then embellish each with an individual touch."

In the first five years of Henry Bastow's appointment, 615 new schools were created. Bastow was directly responsible for most, and highly influential in the design of the others. How Bastow and his team managed to achieve this is staggering. They worked with limited funds and multiple building crews, when communication was mostly via the time-consuming telegraph and when locations were sometimes so remote that building material could take months to arrive by bullock wagon or horse and cart.

Above all else, it was Bastow's love of neo-gothic that is most remembered. He gave school buildings individual touches – a sense of grandeur to the large schools, and decorative detail to the small.

... many very worthy persons only woke up to the real significance of the Education Act of Victoria when they found handsome buildings erected to which they could send their children to school." Member of Parliament 1874.

The physical environment is important to effective teaching and learning and Bastow's designs reflected current practice in the 1800s. During this era class sizes were large, and rooms were cavernous. Effective learning was believed to occur with repetition and practice, and by keeping attention on the group rather than the individual student."

The following has been prepared by the Gisborne and Mount Macedon Districts Historical Society from their files.

"GISBORNE PRIMARY SCHOOL No. 262 – extracted from the Argus, 24-January-1877  
Education Department, Melbourne, January 16, 1877

Tenders are invited for the ERECTION of BRICK BUILDINGS for State School No. 262, Gisborne. Plans and specifications may be seen, and forms of tender obtained at the respective schools for works at Gisborne; also at the offices of this department."

"GISBORNE PRIMARY SCHOOL No. 262 – extracted from Williamstown Chronicle, 03-March-1877

Mr. John Whiteoak's tender of £1213 4s. for the erection of State School 262 at Gisborne has been accepted, and will be commenced immediately, so that the people of that important district will now have the advantages of education for their children."

"From General Topics File

The school is situated on a 2-acre block bounded by Fisher, Prince and Brantome Streets. On 30<sup>th</sup> of November 1852, William Robertson suggested to the National Board the building of a school at Gisborne. At a meeting held in Mt Macedon Inn in Gisborne on 13<sup>th</sup> of December 1852, subscriptions for a building reached £150. In September 1853, the tender of John Gordon for a hardwood building costing £925 was accepted, and work started soon afterwards. Local contribution towards the cost was £250. In October 1853, R. L. M. Gregory and his wife were appointed to commence duty on 31<sup>st</sup> of October, though school really commenced in a tent next day. The building, though unfinished, was formally opened 26-Dec-1853. In May and June of 1864, an extension was added to the building for the purpose of accommodating boarders. By August

1873, the school building consisted of a main room 44 ft. x 15 ft., three bedrooms, drawing room, big kitchen, servant's room and kitchen.

On 27<sup>th</sup> November 1873 District Inspector McIntyre advised against enlargement of the building, and suggested erection of a brick building to accommodate 200 pupils. In February 1877 John Whiteoak's tender of £1213 4s was accepted and the new school building was formally opened by the Minister of Public Instruction, the Hon. William Collard Smith, on Friday 17<sup>th</sup> of August 1877.

In September 1879, the old-school building was converted into a ten-room residence by E. Cherry for £110. Water was laid on to the school property in 1892. In 1912, a new five room residence, costing £470 was erected in the NW corner of the site, and the old residence which was condemned as uninhabitable was sold for removal. In 1924 two brick rooms were added to the school to bring it to its present state."

The following is an extract from an untitled and undated document from the GMMDHS files.

"A public meeting was held at Gisborne on the 13<sup>th</sup> December 1852 with the view to establishing a National School. The population of Gisborne consisted of small landholders, store keepers and labourers. There was no church or school in the township. There were an estimated number of 100 children eligible to attend school. (54 boys and 46 girls). There was uniformity among the majority of inhabitants for the school with the exception of a small minority or Roman Catholics who opposed it.

Mr "William Robertson was the chairperson of the committee along with fellow landowner Mr JC Riddell, Mr Thomas the publican, Mr Harry Lane, a store keeper, and Mr Patrick Farrell, the Mechanic, who were made Patrons of the school. They were granted permission and the Sum of £400 towards the erection of a school house.

On the 21<sup>st</sup> December 1852 the committee decided on the location of the National School and informed the Board of National Education of their decision. Tenders went out during 1853 for the construction of the school with John Gordon accepting to erect the school for £925 by 15<sup>th</sup> December 1853.

Mr Robert Gregory and his wife were appointed to be the first Head Master and Mistress of the National School of Gisborne and commenced duties in October 1853. The school commenced in a tent and the building, though unfinished, was officially opened on 25<sup>th</sup> December 1853. The opening featured as ceremony with forty children singing a hymn. Afterwards everyone celebrated with buns, cakes and ginger beer. That evening a soiree was held and further monies raised for the school.

Early in 1854, Robert Gregory built a boarding establishment alongside the National School in which he and his wife would teach polite education along with plain and elementary English education in the National School.

Some of the significant historical milestones include:

- In June 1862 there were 52 pupils attending the School.
- In 1864 the school first received its number O262.
- In August 1873 the school consisted of a main room, a smaller room with a gallery, a dining room, three bedrooms, drawing room, kitchen and servant's room and a storeroom. The rooms were surrounded by a courtyard with a well. In November that year inspector Macintyre advised against an enlargement of the old building and recommended the erection of a brick building to accommodate at least 200 children on the site nearest to Prince Street.
- In 1877 the plans were finalised and tenders accepted for the new building. It was formally opened on the 17<sup>th</sup> August 1877 and followed by a 'Children's Treat'. The old building was converted and enlarged for a teacher's residence consisting of ten rooms.
- Water was laid on the school property in 1892.
- The school closed in June 1885 for three weeks due to Diphtheria; January 1894 for a week due to a measles epidemic; November 1898 for three weeks for a measles epidemic and February 1923 for three weeks for a measles epidemic.
- In 1894 the Head Teacher, Vincent Collins, gained permission to hold evening classes in English, arithmetic, algebra, shorthand and book keeping.
- In 1912 a new five room residence was erected in the NW corner of the site with the old residence removed as it was condemned uninhabitable. The same year also saw the erection of a flagpole.
- In 1915 permission was granted to have electric lights installed in the teacher's residence.
- In 1923 the possibility of a school bell was investigated, and shelter pavilions were erected.

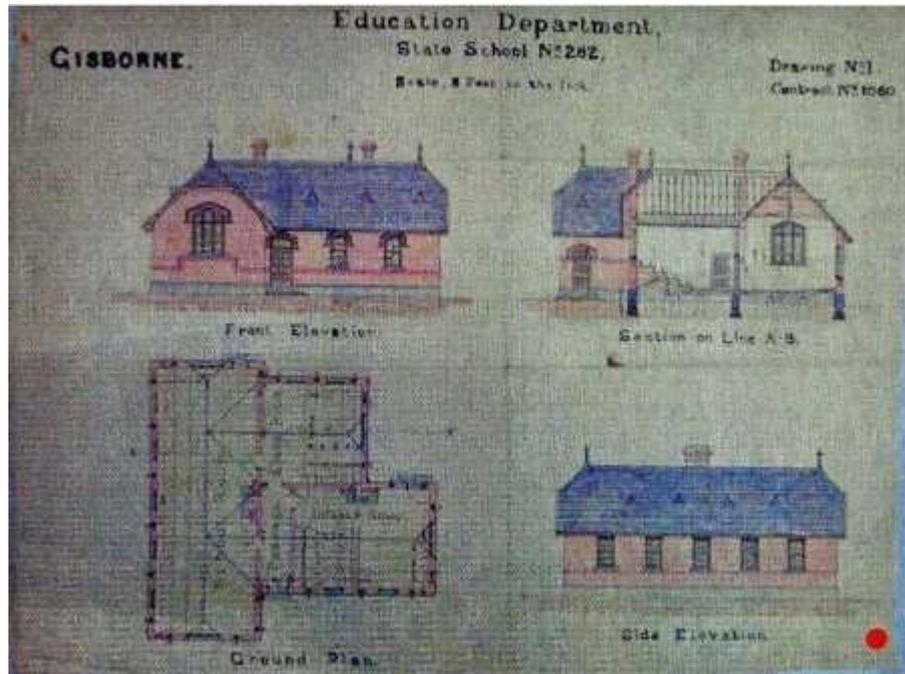
- In 1924 it was considered that the playground was too small and perhaps the land south of the school could be purchased to solve the problem. Two brick rooms were added to the school and an electric light installed in the main room and a wireless purchased by Mr Tate.
- In 1925 the school bell was purchased.
- In 1928 the school purchased land for a plantation.
- In 1949 the school applied for a phone to be installed.
- The bell and flagpole were removed to the front lawn of the school in 1955.
- In 1977 the shelter sheds were converted into an outdoor learning area. Also, that year a portable building arrived from the Rosslynne Dam site to be used as a library. 1977 also saw the 100<sup>th</sup> birthday celebrations, committee members Greg Gilmore, Merrilyn Robbins, Jan McIntosh, Graeme Millar, Joan Anderson, Margaret Woods. A booklet was produced with historical data and information.
- In 2003 the school held 150<sup>th</sup> birthday celebrations which included an official ceremony, open day and a children's fair. It saw the construction of a mosaic tree box and commemorative tree planted. Another school bell was purchased, and a time capsule buried. Main Committee members were Ian Stove, Penny Keehner, Heather Sapwell and Jane Jennings.

*This makes Gisborne Primary School one of the oldest schools in the State."*

### Illustrations



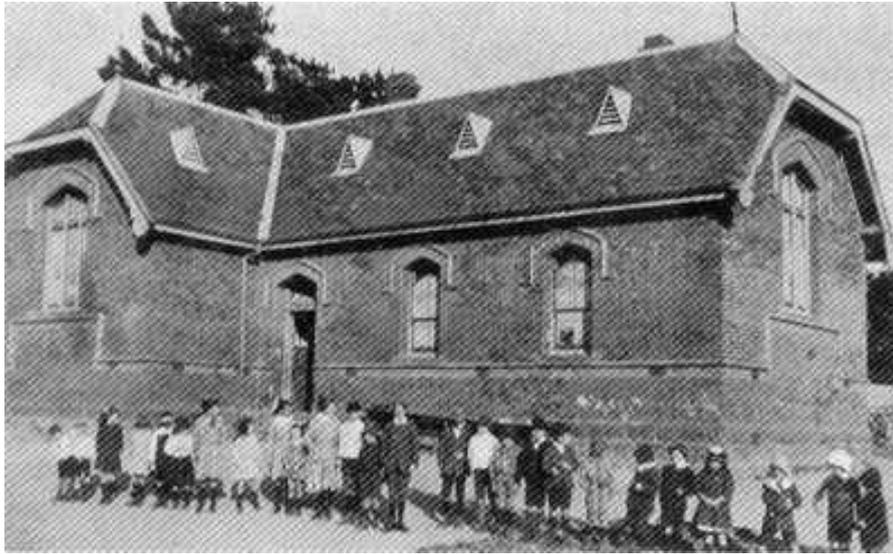
Source: 'Victoria's First Education Building Revolution', Henry Robert Bastow's Caulfield State School 773, reflecting his 'jerkin head' roof, which became known as the 'Caulfield style'.



Source: VPRS 3686/P1 Plan 262.3, first stage of the present school



Source: GMM DHS Photo D6131 52A5, Poster for Opening 17<sup>th</sup> August 1877



Source: GMMDHS Photo D1618 3A5, dated 1911



Source: GMMDHS Photo D1619 3A5, dated 1913

## Discussion

- The relevant historical themes for this property are 6.5 Living in Country Towns, 6.6 Marking Significant Phases in Development of Victoria's Settlements, Towns and Cities, 8.0 Educating People, and 9.5 Advancing Knowledge.
- For clarity, the original timber National School on this site no longer exists. The present original brick building (with the 'jerkin head' roof dates from 1877. The red brick building, with the pyramidal slate roof dates from 1924. The remainder of the buildings are 'modern' and not considered historical under this context.
- The Principal of the School, Ms Julie Soutter, requested a meeting with the author and Council planning staff. The meeting was not to express concern but rather to ensure her reading of the datasheet matched ours. It was revealed that the School is about to embark upon a Master Planning exercise and the information from the datasheet would be most useful. The author was invited to assist with the exercise.
- The Gisborne Primary School 262 was a direct product of Henry Robert Bastow's intensive building programme in response to the Government's *Education Act 1872*. It is physically reflective of numerous other schools of its time, most distinctively its 'jerkin head' roof form. Bastow was the Education Department's architect and his impact across the state was significant in terms of numbers of schools and their quality. Each one is slightly different, but there is a clear Bastow gene that runs through them all.
- As with so many endeavours in Gisborne and the Shire, the community of Gisborne gathered together to achieve a social and/or infrastructure need. This same community spirit was evident in the Mechanic's Institute, Churches, the Children's Hall in New Gisborne, and the Avenue of Honour. The community demonstrated a commitment to

advance their lives and provide for the future.

- The 1877 school building remains largely intact. Its original design and materials are retained and well maintained. As noted, the 1924 addition is unfortunate, but the original building is still easily distinguished and appreciated. The interior of the school, like so many, has been upgraded over the years and distinctive fabric lost. Its large spaces are still appreciable and there are individual features.
- The 1924 brick addition, attached to the original in the northwest corner, is sensitive to the original building in all but its location. The brick plinth, timber windows and slate roof are all consistent with the original building, but its rather crude attachment to the original building overlaps the northern window of the school and is most unfortunate.
- The existing landscaping inside the perimeter fence is largely new and does not appear to be the product of a formal landscape. The fence is not part of the significance of the school.
- In this regard, the original 'jerkin head' is considered primary in architectural significance. While the 1924 addition is part of the school's history, and its fabric is 'sensitive', it is less than primary. Its retention is not opposed, but its removal may be considered further.
- Historically, the original 1877 building illustrates all the endeavours and efforts to bring formal education to Gisborne. The 1924 addition, and in fact all subsequent additions, illustrate the ongoing history and evolution of the school. They however are not as architecturally expressive. In terms of physical direction or restrictions, the 1877 building is most sensitive.

## Comparative Threshold Statement

---

Similar Victorian era red brick school buildings have already been included on the Heritage Overlay, most notably the Kyneton Primary School (HO8), Lancefield State School (HO102), Malmsbury State School (HO38), and Romsey State School (HO143). None of these are included on the Victorian Heritage Register. State schools are very much a local issue in terms of listing and protection.

It would be consistent and appropriate to include the Primary School 262 in Gisborne on the Heritage Overlay.

# Foresters' Hall Statement of Significance

**Heritage Place:** Foresters' Hall

**PS ref no:** HO293

52 Aitken Street, Gisborne

37°29'20.60" S, 144°35'26.01"E



## Statement of Significance

- **What is significant?**  
The Foresters' Hall is significant to the extent of gable roofed hall and porch and its presentation to the public realm. It does not include landscaping, the rear or side additions nor the interiors.
- **How is it significant?**  
The Forester's Hall is locally significant aesthetically, architecturally, historically and socially.
- **Why is it significant?**
  - The Forester's Hall is significant aesthetically as a unique traditional building feature within Gisborne town centre which provides a concise impression of the scale of the township in its early years. (Criterion E)
  - The Foresters' Hall is significant architecturally as a traditional, simple solution to the universal requirement for a place of assembly. The built solution proved by the Hall is a classic and universal form in rural Victoria and Australia. Its simplicity is reflective of the non-profit nature of the Ancient Order of Foresters. (Criterion E)
  - The Foresters' Hall is significant historically and socially as a reflection of a world-wide (although Empire focused) movement to provide social and financial assistance to the needy. This in turn was a reflection on the increasing need for assistance to those less well off in the society. This was a privately sponsored solution to a community need at a time when other – more philosophically oriented – solutions were being developed, e.g. socialism, communism, long before governments accepted any responsibilities in this area. (Criterion A, G)

## History

The following is an extract from the 1994 Study datasheet for this property.

*"This former Foresters Hall was also used as a newspaper office from early this century. It was rated as a hall located in Aitken Street in the 1970s, with William Pierce as the rated person (Secretary?)".*

The following is an edited extract from [www.forestersfs.com.au/1history](http://www.forestersfs.com.au/1history).

*"Ancient Order of Foresters, Foresters, Friendly Society, Friendly Societies, Foresters Friendly*

Society.

*The Ancient Order of Foresters originated in England in the mid-eighteenth century, with the first recorded Foresters meeting being held in Leeds in 1834. The 'Ancient Order' in the friendly society's title probably refers to the medieval origins of foresters. A forester was an officer in charge of a forest, or of growing timber on an estate. The Ancient Order of Foresters established its first branch (court) in Australia in Victoria in 1849.*

*The Foresters are a non-profit organisation. The principles of the society are founded on a desire to provide financial and social benefits as well as support to members and their families in times of unemployment, sickness, death, disability and old age. Consequently, the Foresters played a particularly active role in the lives of members and their families during the Depression and both World Wars.*

*Membership growth was significant during and up to the mid 1940s. At this stage the society had nearly one hundred courts located throughout Victoria and had representation in all states of Australia. During this period funds raised by Foresters contributed to the construction of approximately twenty Foresters halls throughout the state. These facilities were utilised for meetings and community purposes and halls were used as refuges in times of trauma such as bushfires and floods.*

*In the post Second World War period membership began to decline as the social circumstances improved due to the growth of the economy and an abundance of work and improvement in the provision of government benefits. Although the importance of such groups as the Ancient Order of Foresters has declined in recent years, the society through a core of loyal and dedicated members, has never wavered from its original objectives and mission to "serve the community and deserving groups by involvement in social activities and fund raising for charities."*

The following information has been prepared by the Gisborne and Mount Macedon Districts Historical Society.

The follow text from John Clifford, Committeeman for Westmeadows Foresters Hall

*"The Ancient Order of Foresters (AOF) originated in England in the late 1700s and in Australia in the middle of the 1800s.*

*Foresters was set-up as a non-profit organisation. The founding principles of the society being to provide financial and social benefits as well as support to members and their families in times of unemployment, sickness, death, disability and old age. Foresters played a particularly active role in the lives of members and their families during times of crisis in the Depression and both World Wars.*

*....funds raised by Foresters contributed to the construction of approximately twenty Foresters Halls throughout the State. These facilities were utilised for meetings and community purposes and Halls were used as refuges in times of trauma such as bushfires and floods." Most of the Foresters Halls in the city area were of bricks and mortar construction and, in the country, weatherboard buildings were the main."*

The following is an extract from the Society's Property File

*"In October of 1858, a Foresters meeting was held in the National School Room in Gisborne.*

*The Ancient Order of Foresters owned a Hall in Aitken Street, Gisborne from 1866 until 1927. The original Hall was constructed of weatherboard. The Hall burned down in 1875 and was rebuilt in brick. The Hall is located on the west side of Aitken Street between Hamilton and Fisher Streets.*

*The first extension to the Hall was built in 1981 and the second extension in 1987."*

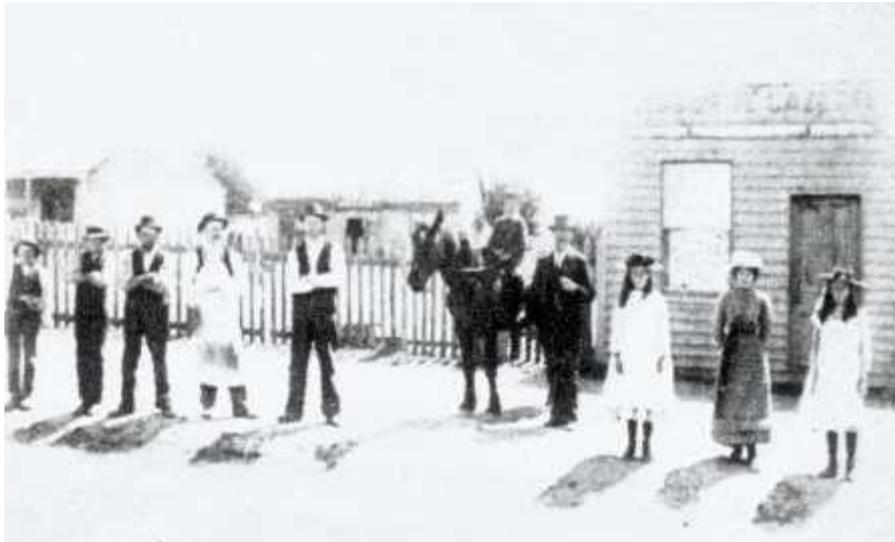
The following is an extract from Shire Rate Books

- *"Rates were paid in the property by – William Pierce 1874-1887, Henry Pierce 1888-1905 and Frank Oakley 1906-1919.*
- *1866 to 1869 – Rates paid by the Ancient Order of Foresters.*
- *1870 – No rates listing.*
- *1892 – Hall operated as a printing office to publish the Gisborne Gazette from 1892. Rates paid by Thomas Shorthill and later by Boardman and Sparrow.*
- *1898 – Owner listed as the Ancient Order of Foresters. Rates paid by Henry Pierce,*

farmer and occupying tenant.

- 1906 – Foresters Hall used as a kindergarten school run by Miss Everard.
- 1906-1907 – Rates paid by Thomas Shorthill, Editors. Owners of Shorthill College and Offices.
- 1907-1908 – Rates paid by Frank Oakley, carpenter.
- 1910-1911 – Ellen Brady, Owner.
- 1911-1912 – Frank Oakley, Ancient Order of Foresters. Thomas Shorthill, Printer Office.
- 1912-1913 - Frank Oakley, Ancient Order of Foresters. Thomas Shorthill, Printer Office. Ellen Brady, Owner.
- 1913-1914 - Frank Oakley, Ancient Order of Foresters. Thomas Shorthill, Owner of House and Office.
- 1914-1917 – Rates for the House paid in part by Thomas Shorthill and Frank Oakley. Rates for the Foresters Hall paid by Henry Pierce, Trustee.
- 1917-1918 – Rates for the House paid in part by George Oakley, Frank Oakley and Thomas Shorthill. Rates for the Foresters Hall paid by Henry Pierce, Trustee.
- 1918-1919 - Rates for the House paid in part by George Oakley and Frank Oakley. Rates for the Foresters Hall paid by Henry Pierce, Trustee. New address for Thomas Shorthill at 4 Holden Street, North Fitzroy.
- 1919-1920 - Rates for the House paid in part by George Oakley and Frank Oakley. Rates for the Foresters Hall paid by Henry Pierce, Trustee. Herbert James Paynter, Printer, Joint Owner-Tenant. Thomas Shorthill, Owner.
- 1920-1921 - Rates for the House paid in part by Frank Oakley, George Oakley and H. J. Paynter. Rates for the Foresters Hall paid by H. J. Paynter. Herbert J. Paynter, Printer.
- 1923-1924 – Rates for the Foresters Hall paid by Arthur F. Boardman, Printer, Tenant. Rates for the House paid in part by H. J. Paynter and Frank Oakley.
- 1924-1938 – Rates for Foresters Hall paid by A. Boardman, Printer, Owner-Tenant.
- 1939-1941 - Rates for Foresters Hall paid by Eric Boardman (representing the Estate of A. Boardman who had died), Printer, Owner-Tenant.
- 1941-1946 – Rates for Foresters Hall paid by E. Boardman, Printer, Owner-Tenant."

## Illustrations



Source: GMMDHS Photo, unnumbered, undated, the timber building to the right is original building – then used as a printing office.



Source: GMM DHS sketch, unnumbered, undated, the portion at the left is the original building

## Discussion

- The themes from Victoria's Framework of Historical Themes which are relevant to the Forester's Hall are 6.5 Living in country towns, 8.3 Providing Health and Welfare Services and 8.4 Forming Community Organisations.
- The existing brick Foresters' Hall is a universal design solution for a universal requirement. Its simple rectangular plan, steep pitched roof, small entry porch and windows down the side could be a church, community hall or similar. Its nearest comparison is the Ross Watt Children's Hall in New Gisborne, although the latter is timber and somewhat larger scale. The comparison of such simple generic building forms is difficult because it is difficult to say one is better or worse than another. In their quantity across the Victoria they are not rare, but at the same time there are none which are identical. This building has no equivalent within Gisborne itself.
- The original Hall was a timber building which no longer exists. The present brick Hall portion dates from 1875. There have been several additions to the brick Hall. A contemporary addition at the rear is quite unassuming and does not distract from the appreciation of the original front building. Likewise, an earlier extension has been added to the north side of the building in a very sympathetic manner.
- The picket fence is not original but does not intrude.
- The brick Hall was simplicity in the extreme – a single room with entry porch. The ceiling appears original as do the walls, but the latter have had minor changes. The floor appears new.
- The brick Hall has similar characteristics to small churches, community halls, mechanics' institutes, etc. It was a universal design solution to a universal requirement for a meeting place. Its demure scale however is distinctive.
- The simple brick hall with its steep pitched roof is a reminder of the earlier scale and character of the Gisborne. Its contrast to the modern adjacent building provides a traditional focal point and character element within the commercial centre of the township.
- The building has undergone a number of changes of use, although its ownership and use by the Ancient Order of Foresters is the longest. How the building was used by the Ancient Order of Foresters' is uncertain, other than a place of assembly. There is no evidence of partitions, offices or furniture. Its use as a print shop and carpenter shop demonstrates a pragmatism in terms of asset use and thankfully assisted in its preservation.
- The establishment and provision of a non-profit organisation with social assistance aims is a reflection of the social disruption in industrial Britain, and the world. While economic/social philosophies such as communism and socialism were being developed and spread, the Ancient order of Foresters', and similar organisations, took the initiative and provided for the need of the less well off. In a similar environment, organisations such as the Mechanics Institutes the Freemasons and the Salvation Army, were responding as well to improve the circumstances and opportunities of the working classes. The Shire of Macedon Ranges, and Gisborne are fortunate in having examples of the private response to social needs.

## Comparative Threshold Comment

---

The simplicity of this building is its hallmark. There are no others known to exist in the Shire. Like some small churches and halls elsewhere in the State, it shares a generic gable roofed building envelope with small porch. Its demure scale and simplicity single it out. The only other similar building in the environs is the Ross-Watt Children's Hall in New Gisborne which is recommended for inclusion on the Heritage Overlay in this Study.

Rather than listing this building because similar ones are already listed on the Heritage Overlay, it is recommended that this building be listed for its uniqueness.

It would be appropriate and consistent to include the Foresters' Hall in Gisborne on the Heritage Overlay.

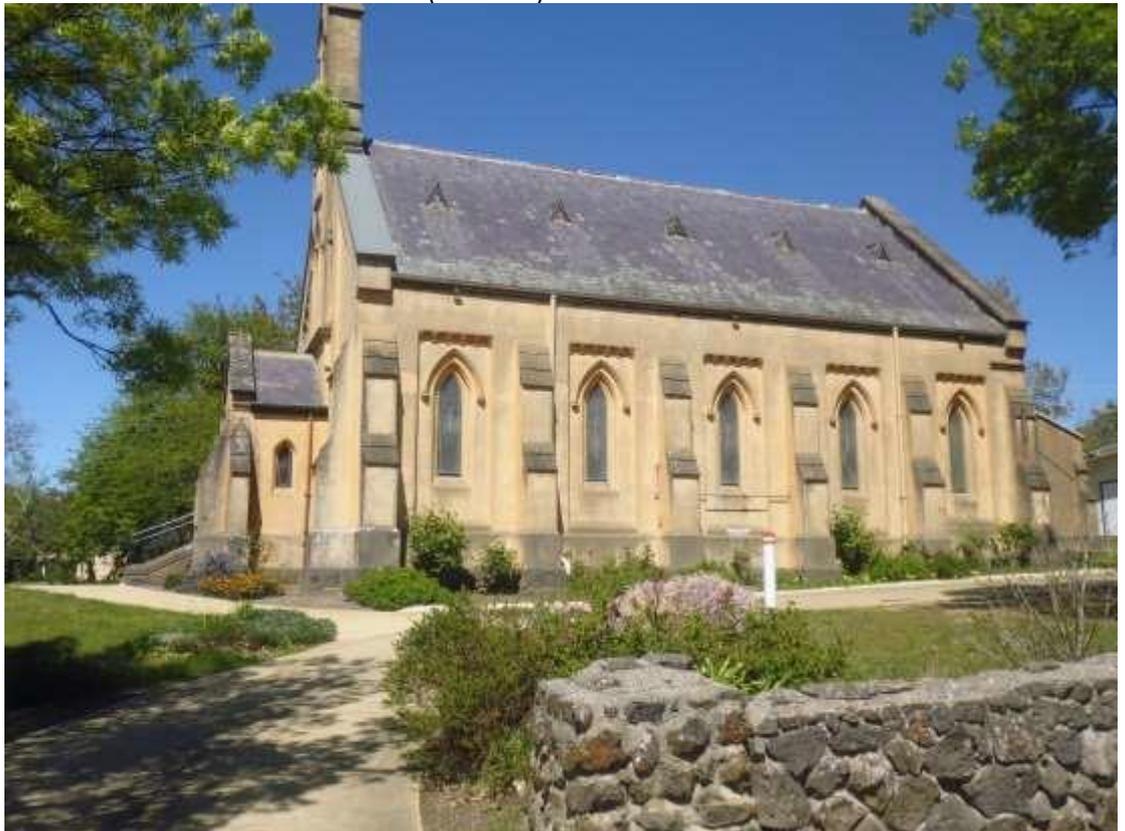
# Presbyterian Church and Hall Statement of Significance

**Heritage Place:** St Andrew's Presbyterian Church and Hall

**PS ref no:** HO294

43-49 Fisher Street, Gisborne

37°29'23.16"S, 144°35'12.70"E (church)



## Statement of Significance

- **What is significant?**

St Andrew's Church and Hall are significant to the extent of the masonry Church building and interior and the timber Hall. It does not include existing landscaping trees or fences.
- **How is it significant?**

St Andrew's Church and Hall are locally significant historically, socially, representatively, aesthetically and associatively.
- **Why is it significant?**
  - St Andrew's is significant historically and socially as a substantive demonstration of the Christian nature of settlers, the overwhelming desire and commitment to worship and meet in the context of their church and the sense of community which these buildings reflect. This significance is continued in the Hall which reflect the relative success of the Church by providing a meeting place for its members outside the Church in a less formal context. (Criterion A, H)

- St Andrew's is significant representatively and aesthetically for its Gothic Revival design visual dominance, characteristic stone walls and early tree plantings which create and support the physical characteristic of Gisborne. (Criterion D)
- St Andrew's is significantly associatively through its association with the Presbyterian Church and the architect Lloyd Taylor. (Criterion G, H)

## History

---

The following is an extract from the 1994 Macedon Ranges Cultural Heritage and Landscape Study.

*"This is a Gothic revival, early English type cemented church with belfry (old 1860 bell reused), gabled porch and buttressing to all elevations and surrounded by a rubblestone wall similar to that opposite and extending along Brantome Street. The Church itself is sited on what appears to be an artificial mound which then tapers down to Brantome Street level.*

*HISTORY - By 1858 a small timber church had been erected near this site and a bell tower added to it in 1860. The Rev. John Meek held the Gisborne Charge from 1858.*

*The present church was opened in August 1871 after the first church proved to be too small, coinciding with the opening of the new Catholic church further to the east. The noted architect, Lloyd Tayler, had called tenders for the erection of a Presbyterian Church at Gisborne at the end of 1870. The cost was £1350.*

*An organ was added in 1878 and horse stabling was added in 1873, at the rear of the church, for parishioners' horses on Sundays. Oaks were also reputedly planted behind the church in the 1870s and survive today. The electric light replaced kerosene lamps in 1935 and electric heating was added two years later.*

*The distinctive rubble stone walling around both the church and the residence were constructed in 1938 and c1940 by George Lyell who was also known nationally for his butterfly collection (now in the National Museum?). This replaced an arrow-head timber picket fence.*

*Decorative windows were donated by J. A. Beattie (Gisborne Park), the pulpit was provided by George Lyell in memory of his wife, the Gardiner Brothers donated the Blackwood communion table (very old?) and the choir seating was provided in memory of Mrs Hastings' son.*

*The timber Sunday School was erected (by Cherry?) to the west of the church in 1905 at a cost of 330 pounds and reputedly used timber provided by William Robertson of Wooling (note there was a timber mill at Wooling). A stone step carved with the words, 'Station' is thought to have possibly come from the old Wooling Station homestead. Pictured soon after construction, the school had distinctive tripartite windows, twin entry porches either side and chinaman's hat roof vents along its ridge.*

*LANDSCAPE – Planting includes pampas grass, oaks, cordylines, New Zealand flax, gums (possibly sugar). Remnant early planting includes elm trees, two large Monterey cypress (cut?) and old oaks at the rear of the church."*

The following are extracts from the GMMDHS General Topics file.

- *"During 1861-2 bad times came upon the township of Gisborne, following the opening of the railway line as far as Woodend, and the sudden diversion of the Bendigo traffic that had contributed so much to its prosperity. Many residents left the district; properties fell greatly in value, and for a time the prosperity of the township seemed to be blighted.*

*By 1863 regular Sunday morning services were well established in Gisborne, and four preaching stations were added, Riddells Creek, Middle Gully (Macedon), Mount Macedon, and Cabbage Tree (Couangalt). On 12<sup>th</sup> April, 1870, the Gisborne congregation decided upon a new church, and largely through the energy of the late H. R. Dixon (then treasurer and trustee) it was carried through successfully. An outlay of £1350 was incurred, the church was finished in August 1871, and the whole of the debt was cleared off before the end of 1874. The Rev. John Meek remained in charge until failing health compelled him to retire in 1907 after a long and successful pastorate. He was succeeded by the Rev. D. C. Baillie. The school hall was built in 1905, and the manse was completed in 1908, the previous one, in Prince St., having been sold."*

Early in 1858, Mr. John Meek arrived from Scotland and was appointed as a Missioner to Gisborne.

On April 18<sup>th</sup> 1858 Mr Meek preached his first sermon in a temporary wooden building which was soon replaced by a neat little wooden Church, the timber for which was donated by Mr. William Robertson of Wooling.

On the 12<sup>th</sup> April the Gisborne congregation decided upon a new Church; the old one now being too small. Largely owing to the energy and ability of the late Mr. H. R. Dixon (then treasurer and trustee) the effort was carried through successfully at a cost of £1350.

Construction of the Church was completed in August 1871 and the whole of the debt was cleared off before the end of 1874.

In 1875 the manager's suggestion of installing a harmonium was met by a storm of indignation at a departure from the old custom of being led by a precentor. The proposal was abandoned but revived in September 1878 when 138 parishioners signed in favour of a harmonium – only 38 votes were against. An organ was bought for £46 and was still in use in 1908.

The Presbyterian Church at Gisborne was built by Messrs Edward Lansdowne and E. Cherry. Mr. Lansdowne was at this time a large employer of labour, having from 40 to 50 men working for him at one time. Contracting was in these times somewhat precarious, and though profits were large, losses were also heavy."

The following is an extract from the Australian Dictionary of Biography, Volume 6, 1976 and written by Donald James Dunbar and George Tibbits.

"Tayler, Lloyd (1830–1900) Lloyd Tayler (1830-1900), architect, was born on 26 October 1830 in London, youngest son of William Tayler, tailor, and his wife Priscilla, née Lloyd. Educated at Mill Hill Grammar School, Hendon, and King's College, London, he is said to have been a student at the Sorbonne. In June 1851 he left England to join his brother on the land near Albury, New South Wales, but the run had been burned out and instead he tried his luck at the Mount Alexander goldfields. In 1854 he set up an architectural practice with Lewis Vieusseux, civil engineer, but by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia and rivalled Leonard Terry in this field: examples are at Richmond, North Fitzroy, Warrnambool and Coleraine; distinguished by a refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian. The whole of the framing and iron construction of the ambitious dome were made in London.

With Edmund Wright in 1874 Tayler won the competition for the South Australian Houses of Parliament (begun in 1881). They are also credited with the design of the Bank of Australia, Adelaide (1875). His impressive Australian Club, Melbourne (1878), is a fine interpretation of the Palazzo Farnese model, while the Melbourne Exchange is a modest example of his dignified urban manner. His commercial designs include works of great novelty such as the powerful warehouse and offices of the New Zealand Loan and Mercantile Agency Co., Melbourne (1880) and the delicate set of shops which included the Café Gunsler (1879). In all his public and commercial designs, he seems to have been committed to a restrained classicism spiced with reserved mannerist details.

Tayler's domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W. K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak, for C. E. Bright; Roxcraddock, Caulfield; Cherry Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew. Tayler is credited with the design of Kilwinning, East St Kilda, for James Service. His church work was also carried out in restrained manner but in the Gothic style. His known designs are St Mary's Church of England, Hotham (1860); St Philip's, Collingwood, and the Presbyterian Church, Punt Road, South Yarra (both 1865); Trinity Church, Bacchus Marsh (1869); and the extension to the C. Webb portion of St Andrew's, Brighton (1866).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts (d.1903). Of Tayler's other articulated pupils only, George Jobbins (1842-1924) and J. D. Scott are known. Tayler and Fitts seem to have resisted the architectural extravagance of the boom years

and were complimented for the design of a building for Lambert and Son, Melbourne (1890), for 'avoidance of the overcrowding of ornamentation ... which forms a far too prominent feature on [many contemporary] façades'. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque. The stylistic impetus which Fitts brought to the practice has not been established but perhaps he was responsible for the bias towards plain and decorative brick designs with stucco details which came from the office in the later 1880s.

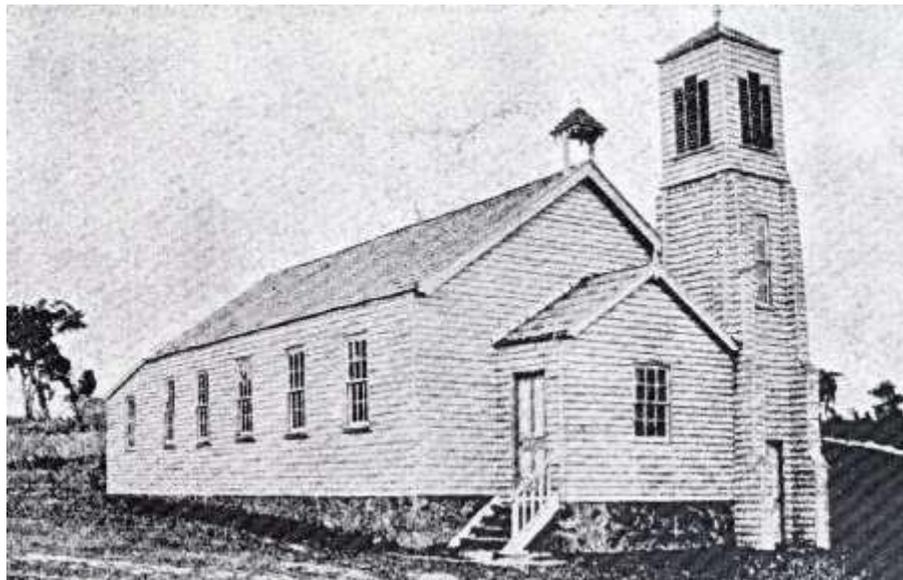
Taylor crowned his career with an elaborate design, won in a difficult competition (1890), for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. All evidence points to the finished building being based on Taylor's plan. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892).

Taylor was active in architectural affairs. He had been an inaugural member of the Victorian Institute of Architects in 1856 and helped to obtain its Royal Charter in 1890: he was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on 'Early and later Melbourne Architects' before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on 'The Architecture of the Colony of Victoria' to its Journal. He was a 'staunch and valued supporter' of the Architectural and Engineering Association.

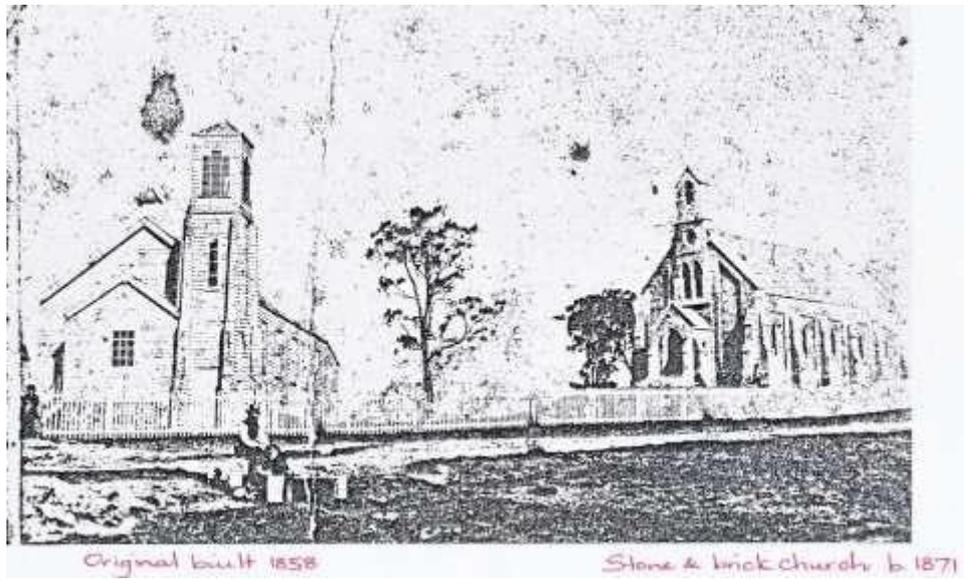
A justice of the peace, Taylor was a founder of the St John Ambulance Association in Victoria in June 1883 and a councillor of the Australian Health Society. A commissioner to the Melbourne International Exhibition in 1880-81, he often acted as professional adviser to the government and was a judge in 1900 of the competition plans for the new Flinders Street railway station.

Taylor had married Sarah Toller, daughter of a Congregational minister, at St Andrew's Church of England, Brighton, on 9 September 1858. They established a comfortable residence, Pen-y-Bryn, at Brighton, built from three prefabricated oak cottages originally imported from Wales. He was active in the formation of the Brighton library and was also a leading member of the Bowling Club. Taylor died of cancer of the liver at Pen-y-Bryn on 17 August 1900 survived by his wife, four daughters and a son. He was buried in the Brighton cemetery and the pallbearers included Frederick Sargood and Frederick Grimwade. His obituarists referred to him as 'probably the best-known figure in the architectural profession in Melbourne'. He left an estate valued for probate at £24,328."

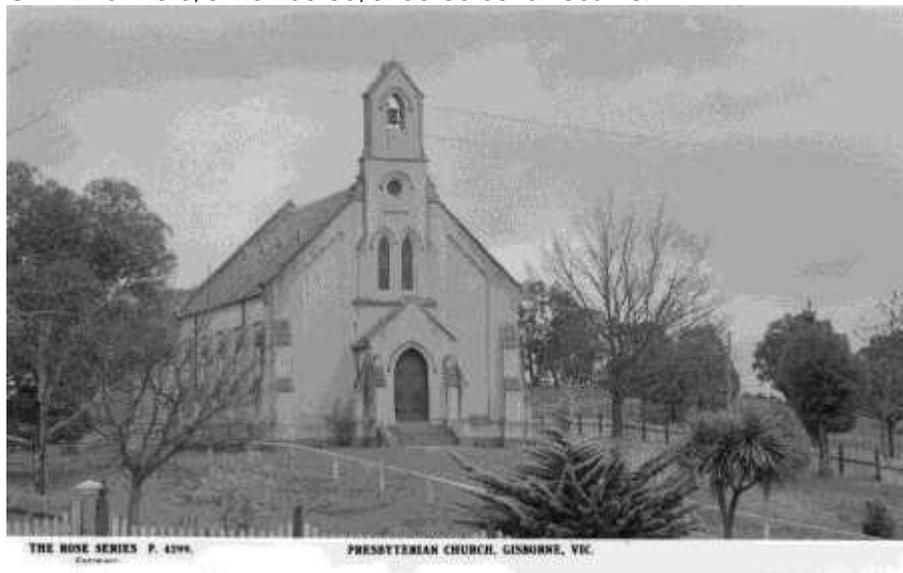
## Illustrations



GMMDHS Photo, (undated) First Saint Andrew's Church (this building was demolished)



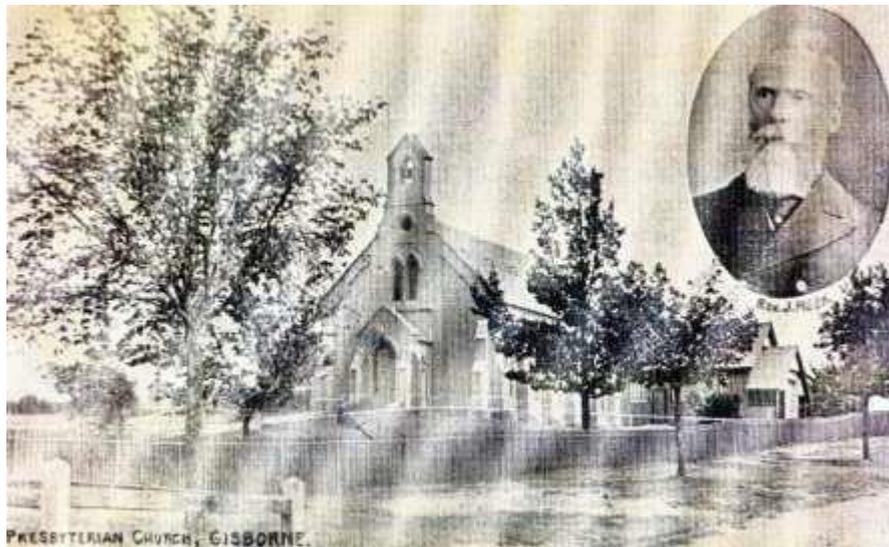
GMMDHS Photo, unnumbered, undated but at least 1871



GMMDHS Photo 70419325, Rose Series (1920s-1950s)



GMMDHS Photo D2260 12A5, Presbyterian Church 1950s with rock wall



GMMDHS Photo (undated). Presbyterian Church – Rev J Meek



GMMDHS Photo D1633 3A5 (undated) assumed to be the Church



GMMDHS Photo D7603 13A4, (undated), assumed to be the original church building



GMMDHS Photo D6403 55A5, undated

## Discussion

- The themes from Victoria's Framework of Historical Themes which are relevant to the Church and Hall are 2.6 Maintaining distinctive cultures, 6.5 Living in country towns and 8.1 Maintaining spiritual life.
- Early correspondence requesting an inspection was not responded to, so no internal inspections were possible.
- While the present stone wall around the church property was not original to the Church, it is consistent with many others in Gisborne. These stone fences are a subtle and unique civic feature which adds to the character of Gisborne.
- The new gardens immediately adjacent the Church are not original but are sensitive, modest and complement the building. The original timber fences, of a variety of designs, have not survived. As the original and present churches existed at the same time (historical illustration) access to the present church appears to have been from Fisher Street. There does not appear to be a formal landscape associated with the Church.
- Adjacent to Prince Street, there are however several trees of a maturity which would indicate a long existence. They do contribute to a degree of continuity with other street tree plantings in Gisborne. These include Oaks along the north and south boundaries, Elms along Fisher Street and a small pocket of exotics in the southeast corner. Their impact upon the present Church is minimal because of their distance. Again, there does not appear to be any formal landscaping in this area.
- The Church building's design is consistent with relatively small churches of the Victorian era. The Gothic Revival style became the standard for church architecture within Australia and Victoria. The simple rectangular plan, steep pitched roofs, parapet end walls, pointed openings, large end window and evenly spaced buttresses are the definition of church architecture in the 19th century.
- Those traditional features are complemented then with the slate roof, rendered walls/details, dressed bluestone footings and timber boarded doors. The building is in exceptional condition – an indication of its appreciation by the church community.
- The building's attention to decorative detail stands out and its belfry differentiates it from more modest churches. Its design by the noted architect Lloyd Tayler is evident from its attention to detail.
- The documentary evidence does not specifically mention Lloyd Tayler as the architect of the Church. It is not uncommon however to omit the commissioning of an architect from the local press, but the letting of tenders to receive mention. As Lloyd Tayler, Architect, let the tenders, the author will assume he was responsible for the design and tender documents.
- The Architect, Lloyd Taylor, was an important representative of his profession in post Gold Rush Australia. His works included residential, commercial and religious and won several competitions for public buildings as well. His association with St Andrews is reflected in the building's fine detailing and positioning on the hill.
- The apse at the rear of the building is somewhat understated architecturally with its skillion roof, although its rendered details are consistent with the rest of the building. It would have been anticipated this apse would have had a steep gable like the church itself. The skillion

appears to have been used to retain the small quatrefoil window at that rear wall – indicating the skillion may have been an addition. Regardless, it is not disruptive to the presentation of the building as a whole.

- The gravel bed and modest planting on the north side of the building are welcome as they would allow for moisture near the footings to evaporate.
- The interior of the Church was not accessible. However, the GMDHS photo D1633 3A5 indicates it had, and probably would have decorative features intact. As the work of a noted architect, it is likely the interiors would be of merit for retention and conservation. Without access to determine its state, the author is assuming these features remain and thus the interior is of importance.
- The original 1858 timber church no longer exists. Its date of demolition is unclear. One of the historical illustrations shows the two churches existing at the same time, which explains the setback of the present building from Fisher Street.
- The timber Hall behind the Church was built in 1905 and interestingly still expresses the simplicity associated with the Gothic Revival style – but in timber. The Hall uses the simple rectangular plan, steep pitched roofs, regular pattern of windows down the side, and even a 'T' shape decorative window in the porch. The lower gabled porch is an unusual expression of the 'porch' so often a feature on small churches. Its roof eaves extend down to create protection over the entry doors.
- The extension of the building towards Goode Street is unfortunate in that it visually disrupts the appreciation and symmetry of the original timber building.
- The interior of the Hall was not accessible. As this was not a 'church' as such, it is assumed it was more functional and simpler.
- GMDHS photo D2260 12A5, indicates a more articulated colour scheme appropriate for the Hall's turn of the century era.

## Comparative Threshold Statement

---

Within Gisborne, both St Andrew's and St Brigid's are of a similar scale and design – reflecting the familiar Gothic Revival style of church architecture. Although St Andrew's has a slightly more sophisticated attention to detail, the two churches are very similar. St Brigid's is also recommended in the Study for inclusion on the Heritage Overlay.

Like their respective Christian faiths, it is in their collective contribution to the history and character of Gisborne that their importance lies.

Churches of a similar scale and design have already been included in the Heritage Overlay, either individually or as part of Precincts. They include the Catholic Church in Lancefield (HO50), the Christ Church in Lancefield (HO51), Presbyterian Church in Lancefield (HO98), the Anglican Church in Woodend (HO23), the Methodist Church in Newham (HO133), several churches in Kyneton (HO119) and two in Malmsbury (HO148).

In terms of timber halls, the Ross Watt Children's Hall in New Gisborne is a timber hall of similar scale and age. It is being recommended for inclusion on the Heritage Overlay as part of this study.

It would be consistent and appropriate to include St Andrew's Presbyterian Church and Hall on the Heritage Overlay.

# Hay Hill Statement of Significance

**Heritage Place:** Homestead/Hay Hill

**PS ref no:** HO295

426 Hamilton Road, New Gisborne

37°27'42.23" S, 144°37'39.85"E



## Statement of Significance

- **What is significant**  
Hay Hill is significant to the extent of existing pre-WW1 buildings, and layout of those buildings, within a circle 75 metres in radius from the north edge of the first house.
- **How is it significant**  
Hay Hill is locally significant historically, representatively, and aesthetically.
- **Why is it significant**
  - Hay Hill is significant historically for its associations with the early settlement of the area and its close associations with the migrant Dewar family. (Criterion A)
  - Hay Hill is significant representatively in its demonstration of a complex of buildings for a self-sufficient farm. This includes not just residential buildings but working ones as well. (Criterion D)
  - Hay Hill is significant aesthetically in demonstrating a variety of residential and working buildings of a vernacular nature. While some residences on other properties are more flamboyant architecturally, the buildings at Hay Hill are simpler and more functional – a characteristic associated with the early development of the area. (Criterion E)



Area of listing - 150 metres diameter centred on a point immediately north of the first dwelling

## History

The following is an extract from the 1994 Heritage Study.

### "HISTORY

The grantee was J. Dewar prior to c1860 (parish plan lot undated) and the name Janet Dewar is listed as the owner-occupier in the 1880s until the early 1890s when Kate Dewar took up the property for a brief period prior to its acquisition by the Campbell Brothers.

Throughout this period it was always known as Hay Hill (house and land) in the Shire's rate books. The graziers, Hugh & John Campbell had extensive holdings (2083 acres) around Riddells Creek, including the property Straw Hill (400 acres).

Reputedly, established as a model farm by the Dewar family, Hay Hill was owned over a long period by the Campbell family (still of Campbell Road) as the homestead of what was thought to be a 3000 acre property. A house was built on the property in circa 1853...

### DESCRIPTION

There are two hipped roofed houses on the property, one new and of a similar character to the other which is old. The old house has brick-nogged walls (rare), with quarry tiles to the verandah floor which is supported on rubble stone walls, and brick chimneys with dog-toothed cornice (one new at the north end). The verandah roof form is concave, the verandah structure timber and the frieze a slotted one. Internally there are indications of Edwardian renovations.

Next north is a man's room built in stone rubble, with a chimney at one end and a hipped roof and ledge and braced door. Next again are the weatherboarded (some new boards) groom's quarters and a cart shed, the former having once been a kitchen with a large brick (rare English size) and stone fireplace and chimney. This has been relined in the Edwardian era and has an added rear skillion.

A rubblestone (basalt and ironstone) structure built into the hillside was apparently part of a dairy (upper level gone) with stout stop-chamfered posts supporting the platform above.

There is extensive drystone walling around the house, above the dairy and along the driveway approaching the house.

### LANDSCAPE

Around the house are lavender and rosemary hedges which may be old. Other exotic planting includes Monterey cypress hedges (1940s) and young elms, some remnant impressive mature gums (river redgum?), also extensive Hawthorn hedging along the drive. Much of the planting around the house is more recent but sympathetic. Above the dairy, on top of the hill are two old ash specimens."

The following is an extract from The Telegraph newspaper 24-October-1989

"Hay Hill was established in 1853 by John and Janet Dewar; they had come from Scotland with two children. They had seven more children, believed to be daughters. Hay Hill in those days was a mixed farm with orchards and an extensive vineyard which flourished until the outbreak of phylloxera at about the turn of the 20<sup>th</sup> century. Hay Hill's cheese was

highly regarded, and in 1860 won a gold watch which was first prize for the model farm of the Port Phillip District.

The Dewars lived at Hay Hill until about 1900, and are buried in the local cemetery at Gisborne.

Over the years, the farm was sub-divided, and by the 1980's had been reduced to about 31 hectares. A decade earlier, the house had been given an exterior cladding of fibro-cement but was virtually derelict. The fibro-cement cladding was subsequently removed to reveal a house of hand-made bricks set into an Oregon frame, much in the Tudor style of architecture. In the late 1980s the house was thoroughly restored by the then owners, one of whom was an architect. The house has three bedrooms, three reception rooms, bathroom, kitchen, laundry and a bluestone cellar under the dining-room. The bedrooms feature 19<sup>th</sup> century charm with high paneled timber ceilings.

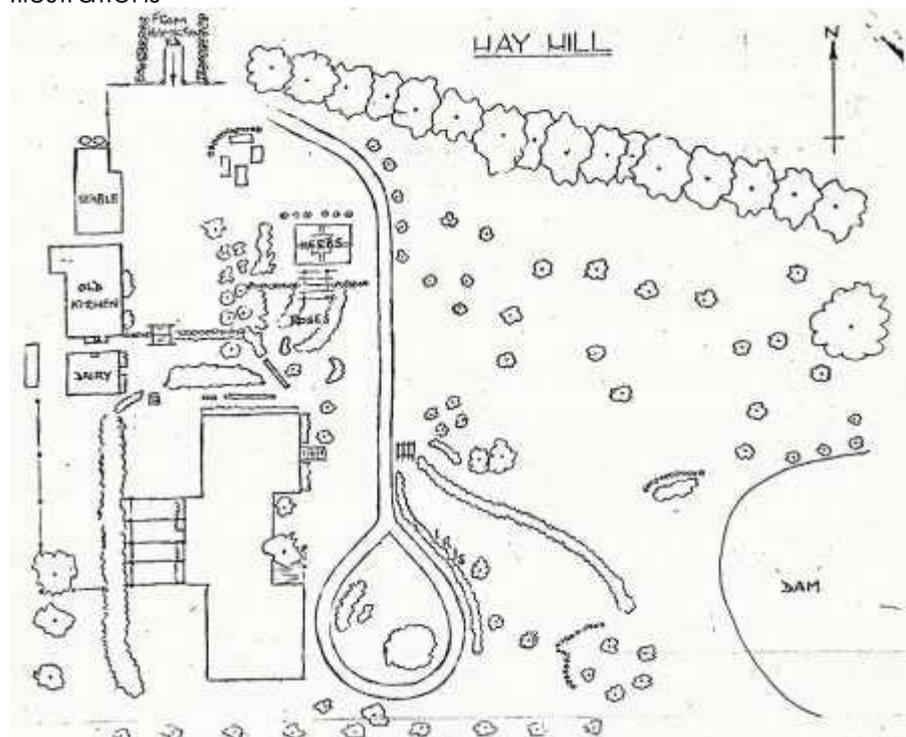
The house is the main focus of the small "village" that forms the Hay Hill Estate which includes a bluestone cottage with open fireplace, a timber cottage, a carriage shed and the original bluestone wine cellars.

The property features old established trees – elms, golden poplars and yellow box. The paddocks still have the original bluestone walls.

The old stables have four berths for horses, and the original shingle roof is visible from the inside of the structure.

The property is located in Hamilton Road, east of Gisborne and about two kilometers from the New Gisborne railway station."

#### Illustrations

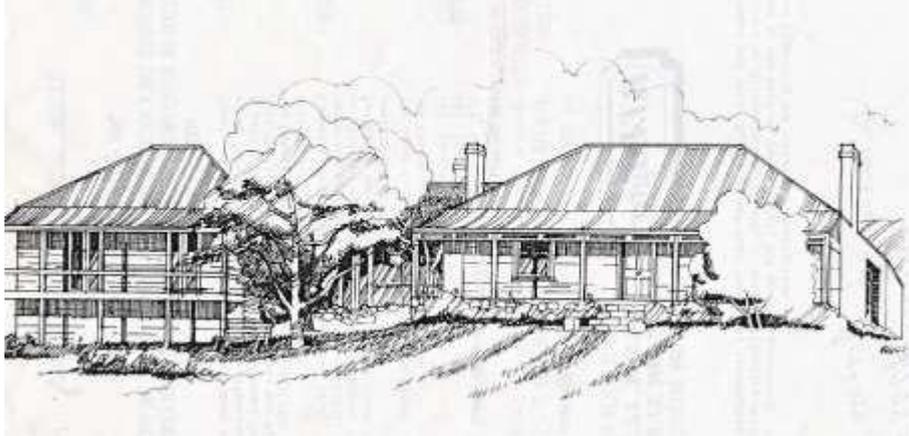


Source: GMMDHS, unnumbered, undated



'HAY HILL'  
426 Hamilton Road New Gisborne

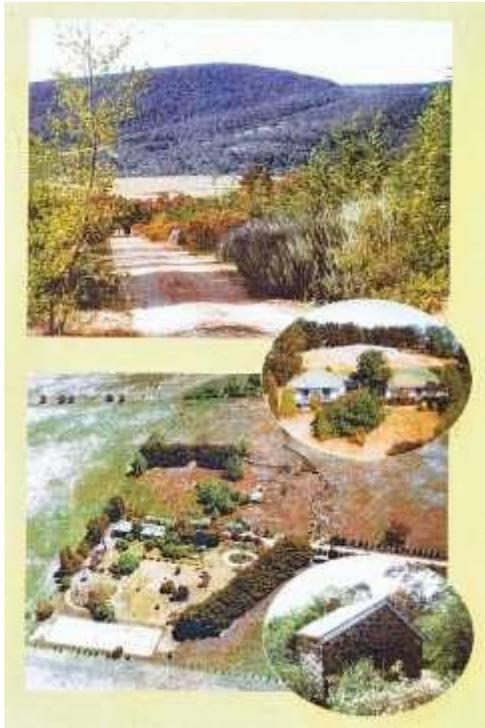
Source: GMMDHS, unnumbered, undated, possibly from a sales brochure



Source: GMMDHS, unnumbered, undated



Source: GMMDHS Photo D6346 11A4, undated



Source: GMMDHS, unnumbered, undated, possibly from a sale brochure



Aerial Photo from the Shire's Intermaps system, 2017, the numerous buildings can be seen

## Discussion

---

- The themes from Victoria's Framework of Historical Themes which are associated with this property are 2.5 Migrating and Making a Home, 4.3 Grazing and Raising Livestock, 4.4 Farming and 6.7 Making Homes for Victorians.
- The owners have denied access to inspect the property. It is their opinion that they have appreciated and cared for the heritage values of the property now and do not want external interference in the future. They feel the property does not public exposure and therefore does not require listing on the Heritage Overlay. The owners were polite and respectful. The owners accepted the offer to meet with the author and Council planning staff (although the author was unable to attend). One of the owner's, Fiona Hutton, reiterated their objection to the listing on the grounds of not wishing external interference with their management of the property.
- The 1994 Heritage Study presents a compelling case of the property's heritage values, complemented by the photographic documentation provided by the Gisborne and Mount Macedon Districts Historical Society.
- It would appear that Hay Hill is a property with many elements and not just the residence, eg dairy, stables, wagon shed, etc. which contribute to Hay Hill's reputation as a 'model farm'. It demonstrates the self-sufficient nature of early properties such as this before the full development of towns in the area.
- It would appear the construction and design of the buildings at Hay Hill demonstrates a variety of techniques and materials, enhancing further the understanding of the property.
- The main house appears to be two buildings, of traditional characters, joined at some time. The two buildings appear to be vernacular early Victorian residences with classic roof forms, chimneys, and verandahs. They represent a homestead house design less sophisticated than others such as Gisborne Park, but none the less classic in that building type.
- The floor plan available indicates the interior of the main house has been altered significantly. In this light, there are no restrictions upon the interiors of the buildings generally. It is encouraged that traditional interiors or features however should be retained and expressed.
- Several outbuildings are noted and probably of a similar vintage to the main residence. One appears to be bluestone in construction and traditional in character. Until they can be specifically exempted, they should be retained.
- Outbuildings from post-WW1 (this is a nominal date) are not included in the proposed listing.
- It is noted the landscaping, while visually notable and pleasant, maybe a relatively recent endeavour. It is also noted that the interiors of the buildings have received no direct reference to warranting merit. In this regards the Planning Practice Note 1 of Applying the Heritage Overlay states the identification of internal restrictions should be 'applied sparingly'.
- Within the area of listing, new development must not intrude upon the appreciation of the traditional qualities of the pre-WW1 buildings. It must seek to be visually recessive in its design and placement. Major new development should be outside the area of listing.
- A detailed inspection of the property will enable a more accurate, and critical, assessment of individual elements. Some buildings and features may be more accurately identified as not significant. It may also be possible to develop a brief, mutually agreed, management document (and included in the Planning Scheme as an 'incorporated document') to identify activities and buildings/features exempt from the requirements of the Heritage Overlay.

## Comparative Threshold Comment

---

The present Heritage Overlay includes homesteads of a similar nature. Brennanah (HO208) in Kyneton, Bolobek (HO249) in Macedon and Duneira (HO265) are amongst these.

These homesteads are indicative of the early (non-urban) development of the Shire and, despite inclusion on the existing Heritage Overlay) continue to be viable and contribute to the Shire's heritage.

It would be consistent and appropriate to include Hay Hill on the Heritage Overlay.

## Robertson Family Cemetery Statement of Significance

**Heritage Place:** Robertson Family Pioneer Cemetery/Wooling Private Cemetery

**PS ref no:** HO296

372 Barringo Road, New Gisborne (within the Wooling Hill Garden Estate)

37°25'53.30" S, 144°36'48.18"E



### Statement of Significance

- **What is significant?**  
The Robertson Pioneer Family Cemetery is of significance to the extent of the area enclosed by the present timber fence, including the fence and Cypress trees. It does not include the newer bronze plaques, gravel path, arbour and hedge surrounding the fenced area.
- **How is it significant?**  
The Robertson Pioneer Family Cemetery is locally significant aesthetically, historically and socially.
- **Why is it significant?**
  - The Robertson Pioneer Family Cemetery is of aesthetic significance as a distinctive, almost lonely feature in the larger rural landscape. It is clearly set aside for a commemorative purpose by a family, not the larger community. Its diminutive scale reflects its family associations and the relative isolation of the homestead property in the early days of the Shire. (Criterion E)
  - The Robertson Pioneer Family Cemetery is of historical and social significance as a commemorative feature, celebrating the Christian lives of the Robertson family and their contribution to the area. It reflects the self-sufficiency of the pioneers of the era of settlement. (Criterion A, H)
  - The Robertson Pioneer Family Cemetery is also of historical significance for its intimate association with William Robertson, an early Scottish immigrant, settler and local identity whose contribution to the area is well established. (Criterion H)

### History

The following is an extract from the Heritage Council's Assessment of Cultural Heritage Significance as part of a report to the Executive Director of Heritage Victoria.

*"DESCRIPTION*

*ROBERTSON FAMILY PIONEER CEMETERY (NOMINATED PLACE)*

*The Robertson Family Pioneer Cemetery is located within the Wooling Hill Memorial Garden*

Estate, which in the 2000s was the first privately developed memorial garden in Victoria. The Robertson Family Pioneer Cemetery consists of a roughly square area at the top of a rise. Three sides of the place are about 12 metres long and the fourth is about 10 metres long. It is surrounded by a post and rail fence, parts of which have been replaced. The replacement rails copy the form, fabric, design and dimensions of the existing rails as much as possible. There are six original Italian Cypress trees (*Cupressus sempervirens*) growing inside the enclosure. A seventh tree was planted by Robertson's descendants in 2012. There are no original tombstones, grave markers, burial mounds or depressions visible in the cemetery.

#### WOOLING HILL MEMORIAL GARDEN ESTATE

The Wooling Hill Memorial Garden Estate operates as a place for the interment of ashes. The site has undergone substantial landscaping works with a circular path looping around the outside of the property and a series of lakes constructed. The nominated place is located in the centre of this loop road. These landscaping works also provide a separation between these commercial operations and the nominated place. These works, which are outside of the nominated place, consist of a second boundary composed of a hedge set between fence posts. The area between the hedge boundary and the nominated place's boundary consists of a gravel path. There is a break in this hedge where a stone tablet has been placed, which has a rectangular boundary and is filled with gravel. The stone tablet lists all those buried in the Robertson Family Pioneer Cemetery according to family records. A small stone wall has also been constructed incorporating a stone from the old Wooling Hill homestead, to which metal plaques have been affixed. Metal plaques have also been affixed to some of the new wooden posts and to original posts on the nominated place.

#### WOOLING HILL

Wooling Hill was a pastoral estate at the foot of the Macedon Ranges, established by William Robertson in 1840. Over time the estate has been subdivided and much land sold. In 1911 part of the Wooling Hill estate was purchased by Oswald Syme, the proprietor of the Age, renaming the place Bolobek (opposite side of Barringo Road to the nominated place). Bolobek was then sold to Sir Robert and Lady Joan Smith-Law in the 1960s. The original Wooling Hill homestead was demolished some time in the 1960s-1970s and a new house constructed. Bolobek and its gardens are listed on the VHR (VHR H1316) for its house designed by John and Phyllis Murphy and its modern formal gardens.

Before the cemetery in Gisborne was established in 1858, Wooling Hill had its own burial place, consisting of a roughly square enclosure, at the foot of Mount Robertson. Despite the establishment of the cemetery in Gisborne the Robertson family continued to use their family cemetery for burials until 1891. Family records suggest that up to 20 people were buried here, including both Robertson and his wife. The other burials were family members and a long-time employee. At the time, the burials were not marked with memorial headstones, markers or tablets. This cemetery still exists and is located within the Wooling Hill Memorial Garden Estate.

#### WILLIAM ROBERTSON

William Robertson was born in Scotland on 3 February 1795. Little is known of Robertson's early life other than he had a drapery and tailoring business in Edinburgh and was also a Justice of the Peace. He married Marion McGilchrist, with whom he had seven children. In February 1833, Robertson, his wife and six of their children departed Edinburgh for Australia. Robertson initially settled in Hobart, Tasmania, where he established a drapery and tailoring business. While in Hobart, Robertson became friendly with John Pascoe Fawkner. In 1835, Fawkner and John Batman were the first Europeans to take up land around Melbourne.

Robertson moved to Melbourne in 1837, purchasing land near the north-west corner of Collins and Elizabeth Street. In 1840 Robertson applied for land near the Macedon Ranges, where he established Wooling Hill. This was one of the earliest settlements in the area. Robertson made use of the hardwood timber on his property by establishing a sawmill, which family records indicate was used to supply timber for the construction of the Melbourne to Bendigo railway line and he donated the wood to construct the Gisborne Presbyterian Church. The sawmill operated for about thirty years before Robertson switched to dairy farming and grazing.

In 1870 Robertson made two acres of land at Wooling Hill available to the Zoological and Acclimatisation Society of Victoria for the construction of fish breeding ponds. The purpose of the ponds was to breed brown trout and salmon trout for release into local streams. The works were undertaken by Gerard Blackburn, engineer, according to a plan prepared by Curzon Allport, member of the Zoological and Acclimatisation Society of Victoria Council,

and were funded by a grant from the Victorian Government. These ponds ceased use in 1880 and were submerged sometime after 1914 when a dam was subsequently built. Robertson was a prominent member of the local community. He became an elder of the Presbyterian Church, a life governor of the Mechanics Institute, a member of the school board and a Justice of the Peace. Robertson died in 1890, aged 95 years.

#### VICTORIAN HISTORICAL THEMES

- 02 Peopling Victoria's places and landscapes
  - 2.7 Promoting settlement
- 08 Building community life
  - 8.1 Maintaining spiritual life
  - 8.5 Preserving traditions and commemorating
  - 8.6 Marking the phases of life

#### INTEGRITY/INTACTNESS

From a distance the new boundary hedge obscures the nominated place's original wooden boundary fence. The six original Italian Cypress trees (*Cupressus sempervirens*) can be seen over the top. Within the new boundary hedge the place retains most of its original form from when it was first established in 1854. Parts of the original fence has been replaced, and a seventh tree was planted within the enclosure in 2012.

The establishment of the memorial gardens have seen substantial excavations on land adjoining the nominated place to create a series of lakes. The context and setting of the nominated place have been altered both by these works and the addition of the second boundary and stone memorial wall.

#### CONDITION

The place is in a good condition.

#### COMPARISONS

##### PRIVATE CEMETERIES

There are a number of cemeteries in the VHR, however very few are private family cemeteries.

- *Hepburn Graves (VHR H0287)*  
Hepburn graves is the cemetery connected to Smeaton House, Smeaton (VHR H0286). The House was built for Captain John Hepburn between 1849-50. The cemetery was established by Hepburn to bury his wife, two sons and some retainers. The cemetery is an important intact example of a private cemetery associated with a pastoral holding. The graves have historical associations with the Hepburn family and are an excellent example of the arrangement, elements and plantings of a small nineteenth century cemetery. The graves are marked by tombstones and Captain Hepburn's grave is a notable example of a tombstone of the period. The graves are dated from 1860. There is a stand of trees comprising Monterey Pine (*Pinus radiata*), *Cupressus macrocarpa*, *Araucaria bidwillii*, and *Cedrus deodora*.
- *Bontharambo Homestead (VHR H0359)*  
Joseph Docker moved his family to the Wangaratta area in 1838, ten years after his arrival in Australia, and took up the Bontharambo run. A private family cemetery was established on the property in 1843 and contains seventeen memorial stones and plantings, including a large outstanding Italian Cypress (*Cupressus sempervirens*), *Laurustinus (Viburnum tinus)* hedge inside the picket fence, and *Rosemary (Rosmarinus officinalis)* hedges amongst the marble headstones. Bontharambo, is of historical significance as a property established during the early period of European settlement of the Port Phillip District, and its subsequent expansion and development. It is a well-preserved example of a mid-nineteenth century grazing and agricultural property which retains clear evidence of its evolution. Its cemetery, which is a rare example of a private family cemetery in Victoria, was established prior to government requirements for burial in public cemeteries. Both the Docker family headstones and the traditional cemetery plantings are of historical and aesthetic significance.
- *Merrang Homestead (VHR H0322)*  
Merrang settled in 1839, and a timber cottage was constructed on the property sometime between 1841 and 1848. Ownership changed several times until it passed to Robert Hood in 1856 and stayed with the family for three generations. Hood established the property as a sheep stud, and in 1859 constructed a four-room stone cottage. This cottage became the basis of the present homestead. Its cemetery is a rare example of a private family cemetery in Victoria, established prior to government requirements for burial in public cemeteries. Due to the slope of the land the cemetery has a basalt retaining wall on three sides to create level ground. It is surrounded by wrought iron

fence on four sides, contains two Italian Cypress trees (*Cupressus sempervirens*) and several original stone memorials. A total of 13 burials occurred at the site, with the earliest occurring around 1859.

- Hopetoun Cemetery (VHR H2059)

The Hopetoun Catholic Cemetery is an irregularly-shaped four-sided block, bounded by a post-and-rail fence. The site was established on land donated to the Catholic Church in 1850. The cemetery originally served a chapel/school in the centre of the site. This was demolished around 1876, remains of which can be seen as stone footing and brick scatters that remain in situ in the centre in the cemetery. The cemetery was closed in 1894 by the Board of Public Health as it did not adhere to the Cemeteries Act 1890. New Burial Rights were issued by the Board and burials continued at the cemetery until the 1950s. All remaining monuments face east, except for one which faces west. The Hopetoun Cemetery is historically important as the earliest known Catholic cemetery in rural Victoria, and is important for the visible evidence it demonstrates of a pre-goldrush European settlement, particularly relating to the Irish farming community. The site has the ability to aid an understanding of the early Irish Catholic farming community which existed in the area as well as the conditions of this period. There are several mature cypresses along the western side of the site, as well as English Hawthorn hedge remnants. There are also a Blue Gum, a seedling Tree Violet and six Italian Cypress trees (*Cupressus sempervirens*).

#### Comparison to nominated place

The Robertson Family Pioneer Cemetery is an intact example of a private family cemetery from the 1850s. Although intact, the place does not contain the same level of intact heritage fabric as other similar places on the VHR. The Hepburn graves, Bontharambo cemetery and Merrang cemetery are all marked by original memorial stones and contain significant plantings. Hopetoun Cemetery is a private Catholic cemetery enclosed within a post and rail fence and burials are marked by original memorial stones and significant plantings.

#### KEY REFERENCES USED TO PREPARE ASSESSMENT

'Acclimatisation Society' Argus 27 Feb 1875 (5)

'The Disaster to the Steamship Somersetshire' Australian Sketcher with Pen and Pencil 18 Apr 1874 (3)

'The Oldest Native-born' Argus 4 Jan 1908 (16)

'The Zoological and Acclimatisation Society of Victoria' Argus 29 Feb 1876 (7)

<http://www.weddingsatwoolinghill.com.au/images/william-robertson-family-tree.pdf>

<http://wrobertsonwooling.blogspot.com.au/>

L.P. Planning Consultants Cemeteries of Victoria: A National Estate Study 1980

Macedon Ranges Cultural Heritage and Landscape Study 1994

Nomination material

Sagazio, C. (ed) Cemeteries: Our Heritage 1992."

The following information has been provided by the Gisborne and Mount Macedon Districts Historical Society files.

Extract from Property File

"WOOLING HILL CEMETERY

#### ABORIGINAL HISTORY

The local tribe was Gunaung Willambaling, which was the custodian clan for sacred sites near Gisborne. In recent years, their cultural legacy has been protected by their descendants in the Wurundjeri Tribe Land and Compensation Cultural Heritage Council. The land between Wooling and the base of Mount Macedon was a large swamp area known as "Wooling Swamp".

#### WHITE SETTLEMENT HISTORY

William Robertson arrived in Victoria in 1838 from Scotland, via Tasmania. After running a drapery business in Melbourne for two years, William took up a large tract of land, which was later reduced to a Pre-Emptive Right of 640 acres at the foot of Mount Macedon. Robertson named his property Wooling, the name being derived from the Aboriginal word "Woolong". This name is believed to mean "much water coming together" and referred to the streams flowing from the nearby Macedon Ranges and feeding the local wetlands. By 1840 a substantial home had been built, using timber from the nearby forest. The family including six children soon settled into the Wooling homestead. Wooling was originally a cattle grazing property, but later diversified into general farming.

In the late 1840's one of the first saw mills in the district was established on the property. It was powered by a water wheel. It operated for about thirty years supplying timber to the goldfields, for the construction of local properties and public buildings. From the late 1850's the timber from Wooling saw mill was also used for the construction of the railway stations

on the Melbourne to Bendigo railway.

In its heyday, the Wooling farm was almost self-sufficient, with its nine acres of orchards and four acres of vegetable gardens.

The original site of the Wooling homestead can be seen over the road from Wooling Hill, by following the avenue of trees that lined the original entrance to the property.

#### THE CEMETERY

Wooling was settled before the Gisborne or Macedon Cemeteries had been established. As was common at the time, those members of the family and staff who died on the property were buried in their own private cemetery on the hill overlooking the Wooling homestead.

LIST OF PERSONS BURIED IN CEMETERY AT WOOLING- Taken from Robertson family records

William Robertson Snr.

Mrs. William Robertson Snr.

Mrs. William Robertson Jnr.

Miss. Jane Ann Scott.

Mrs. Benjamin Perry.

Mrs. George Stokes.

Mrs. James McGilchrist.

William Bartram.

James Kettle.

William Perry.

Benjamin Perry.

Robert Scott's two children - Elizabeth and Lillias

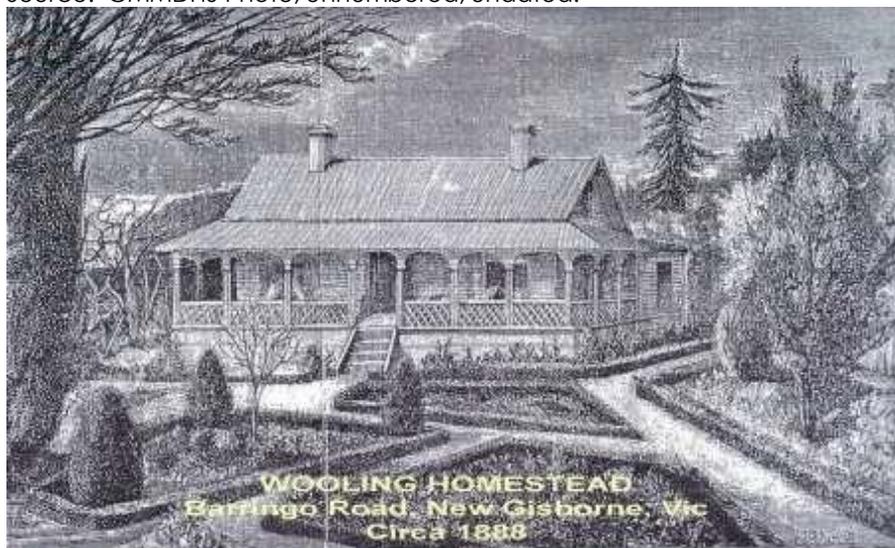
James Robertson's two young children

William Perry's two young children

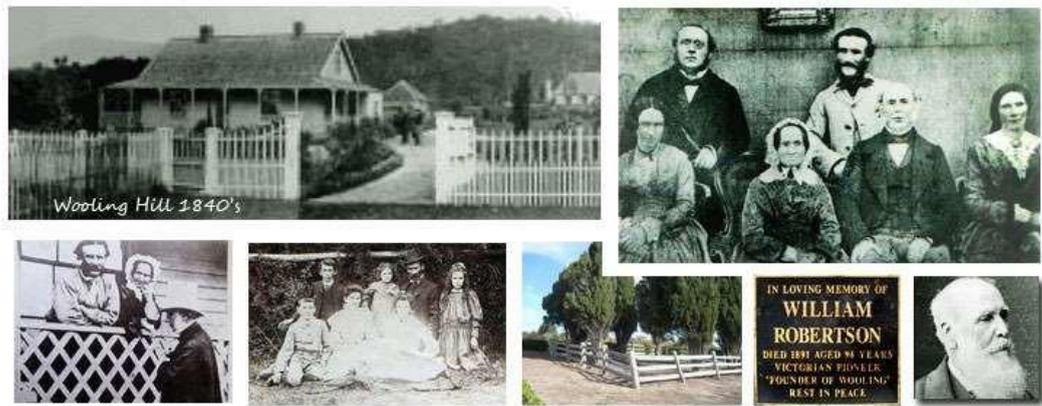
William Robertson's one young child"



Source: GMMDHS Photo, unnumbered, undated.



Source: wrobertsonwooling.blogspot.com.au, house no long exists



Source: unknown

## Discussion

- The relevant historical themes for this property are 2.5 Migrating and Making a Home, 8.1 Maintaining spiritual life, 8.5, Preserving traditions and commemorating and 8.6 Marking the phases of life.
- The Robertson Pioneer Family Cemetery is located within Wooling Hill Garden Estate. The Estate has been established with contemporary memorial gardens for the interment of cremated ashes. The Family Cemetery is a physical and historical feature within those gardens. While there are no memorial headstones to the Robertson family members within the Family Cemetery, there are more recent bronze plaques to individuals mounted on timber posts surround the Family Cemetery and an engraved memorial stone just outside the gardens with a summary of the individuals interned here. All of these are modern.
- The post and rail fence around the Family Cemetery is asserted to be original although parts have been replaced.
- The Cypress trees are original, although there is one new tree planted in 2012. They are quite distinctive in the landscape.
- A gravel path and low hedge have been recently introduced around the Family Cemetery to accentuate its presence and presentation. Although new, they are modest and achieve their intention without dominating or distracting from the Family Cemetery.
- Wooling Pioneer Family Cemetery was nominated for inclusion on the Victorian Heritage Register. The nomination was not accepted. The following is the summary of the Executive Director of Heritage Victoria's advice following a report from the Heritage Council. Please note it is his advice that the Cemetery is of local significance.
  - It is the view of the Executive Director that this place should not be included in the VHR for the reasons outlined in this report. The information presented in this report and the attached documents demonstrates that the Robertson Family Pioneer Cemetery is of local significance, rather than state level cultural heritage significance.
  - The Heritage Council may wish to refer the nomination and any submissions received on the recommendation to the Macedon Ranges Shire Council for consideration of inclusion of the property within the Heritage Overlay.
- The Wooling Estate was established before the nearby townships of Gisborne or Macedon. At the time it had to be self-sufficient – to the extent of its own burial ground. While not rare, this was not common either and demonstrates the nature of homesteading in the early days of the Shire.
- The Robertsons were both early and influential in the history and development of the Shire. The Shire has a tradition of celebrating its Pioneers, i.e. the Pioneer Memorial in the Memorial Precinct in Gisborne. This Private Cemetery is another form of Memorial.
- The retention and celebration of the Private Cemetery within the larger memorial gardens of Wooling Hill Garden Estate, is appropriate and complementary.

## Comparative Threshold Comment

As noted in the Heritage Victoria report on the nomination of the Family Cemetery to the Victorian Heritage Register, there are other private cemeteries in Victoria. These however are not within the Shire. No other private cemeteries are known in the Shire.

Cemeteries as a memorial are frequently listed on heritage registers. It should be noted that the public cemeteries at Gisborne (HO1), Kyneton (HO129), Malmesbury (HO148), and Woodend (HO22) are included on the Shire's Heritage Overlay. While this particular one is for a family, is smaller than a public cemetery and has no memorial stones, it is none the less a

memorial to early pioneers of the shire.

While the Executive Director of Heritage Victoria decided not to add the Pioneer Cemetery to the VHR, he has stated, "*The information presented in this report and the attached documents demonstrate that the Robertson Family Pioneer Cemetery is of local significance...*". His recommendation is quite clear.

It would be consistent and appropriate to include the Wooling Private Cemetery on the Heritage Overlay.

# Commercial Bank of Australia Statement of Significance

**Heritage Place:** Shop/Commercial Bank of Australia

**PS ref no:** HO297

20 Hamilton Street, Gisborne

37°29'15.27" S, 144°33'30.37"E



## Statement of Significance

### ▪ What is significant?

The Shop building is significant to the extent of building's front façade and exposed returns at the sides, including the parapet, banding and decorative elements, sash windows and door and window openings. The remainder of the present building contributes only in the sense of the potential impact of future developments/alterations on the presentation of the bank building.

### ▪ How is it significant?

The Shop building is locally aesthetically, architecturally and historically significant to the Shire of Macedon Ranges.

### ▪ Why is it significant?

- The Shop building is significant aesthetically and architecturally as a sophisticated, decorative architectural expression at the main intersection of, and entry to, Gisborne. The building's architectural expression and masonry construction contributes a unique feature to Gisborne's character and traditional scale and in the process creates a subtle architectural focal point. Its architectural expression is distinctive as a banking premises. (Criterion D, E)
- The Shop building is significant historically for its associations with the Commercial Bank of Australia, reflecting a mature and stable institution corresponding to the maturity and growth of Gisborne. (Criterion A)

## History

The following are selected extracts from the Victorian Heritage Council's citation for the CBA Bank on Collins Street, Melbourne.

*"Beginning in 1866, after the first flush of the Victorian gold-rushes, as a totally indigenous Melbourne organisation, the Bank assisted the agricultural development of Victoria and under a remarkable general manager grew*

rapidly, by adventurous amalgamations and by seemingly prudent policy. With an initially cautious tapping of British deposits and modest expansion to the other Australian capitals it became within twenty years the largest bank in the rapidly growing Melbourne of the period.

By 1888 the peak year of the growth of the metropolitan aspirations of the Marvellous Melbourne, the bank had become the largest in terms of deposits, in the colony of Victoria.

The subsequent financial collapse of the 1890s had its most traumatic impact in Melbourne and on the fortunes of the Bank. The destruction of commercial values left the Bank severely handicapped for almost three decades of slow and painstaking reconstruction. The subsequent confident and reinvigorated expansion in the 1920s was cut short by the severe depression of the early 1930s followed by the grim experience of war, the threat of nationalisation, and the intrusion of government regulation. Expansion to New Zealand in 1912 brought eventually a welcome stream of leadership that helped sustain the Bank in its adaptation to modern conditions."

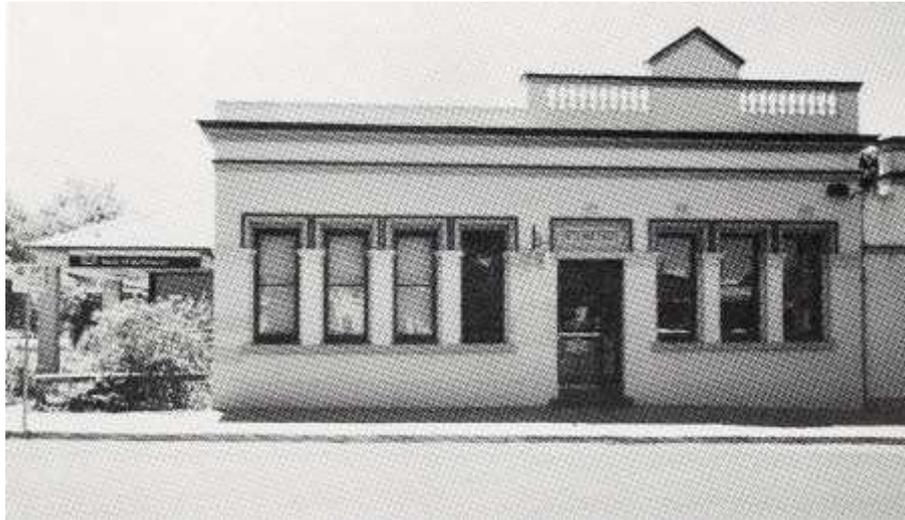
The following information has been prepared by the Gisborne and Mount Macedon Districts Historical Society from their General Topics files.

- "The Commercial Bank of Australia was established in 1866 to take advantage of the Gold Rush in New South Wales and Victoria.
- 1982 October CBA merged with Bank of NSW to become Westpac Banking Corporation.
- 1986 The former bank building was demolished except for the Hamilton Street façade.
- 1986 November Gisborne Historical Society congratulated the bank on retaining the old façade.
- Telegraph Newspaper 6/7/1999.  
CBA since 1868. Adjacent building was the first Telegraph Office in Gisborne. It was purchased by the bank in 1882 (The Telegraph Office moved to New Gisborne soon after the coming of the railway in June 1861)
- Gisborne Shire rate book 1871  
George Turner, bank manager for Commercial Bank, Hamilton Street on Crown land, paid rates. (No earlier record was found, perhaps because it was on Crown Land)."

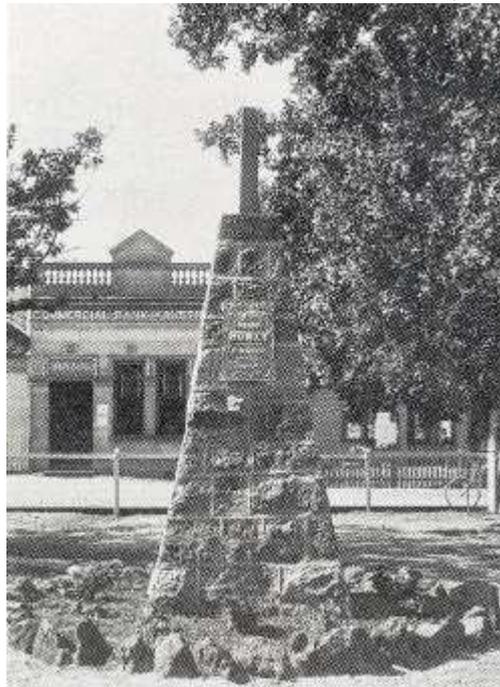
## Illustrations



Source: GMMDHS Photo D3072, undated



Source: GMMDHS Photo, unnumbered, undated



Source: GMMDHS Photo, unnumbered, undated, bank building behind Howey Memorial

## Discussion

- The relevant historical themes from Victoria's Framework of Historical Themes are 2.7 Promoting Settlement, 5.5 Banks and Finance, and 6.5 Living in Country Towns.
- It is obvious from a comparison of the existing building with the early photograph that it has been extended at some time when the adjacent residence was demolished. The date and circumstances are not known. The extension though was undertaken with care to match the early external detailing. The asymmetrical parapet subtly illustrates the extent of the original building.
- As stated, the attached residence was removed at an unknown date. It is likely this, and the extension of the building corresponds with the beginning of financial difficulties for the CBA.
- There is a note on the GMMDHS files that the Society lobbied for the retention of the façade as part of a relatively recent, but unfortunately undated, redevelopment. The Society was obviously successful.
- The building has been altered/redeveloped internally. The interior of the building has no distinctive features or finishes of its banking use or of its early era.
- The design of the bank reflects the generic architectural approach to commercial building design in the late 19th century and early 20th century – particularly ones where 'sales' was not their purpose. Its classical architectural references are intended to provide an impression of stability and respectability. The architect is unknown.
- The design of the building however, by comparison to the other remaining commercial buildings of the era in Gisborne is notably sophisticated and mature. Its design reflects the

banking nature of the building and the bank's desire to present a stable and mature image.

- In conservation terms, the retention of facades is not encouraged. A building should be considered in three dimensions – as it was built. In this case however, the original building no longer exists in three dimensions – it is just the façade (and its appreciation) which embodies and expresses its significance.

## Comparative Threshold Comment

---

Within Gisborne, there are no comparable commercial buildings. This is a crucial point which makes this building essential to preserve. Its late Victorian decorative features are distinctive as well as unique in the character of Gisborne.

Similar commercial buildings have been listed as parts of precincts in both Woodend (HO268) and Kyneton (HO89, 119, 162 and 196). Gisborne does not exhibit the same precinct qualities as elsewhere, but the building is visually and architecturally distinctive on its own.

It would be consistent and appropriate to include the Shop in Gisborne on the Heritage Overlay.

# Residence Statement of Significance

**Heritage Place:** Residence

**PS ref no:** HO298

60 Prince Street, Gisborne

37°29'28.92" S, 144°35'13.33"E



## Statement of Cultural Value

- **What is significant?**  
The Residence is significant to the extent of the weatherboard Victorian building and its presentation to the public realm. It does not include the skillion additions at the rear, vegetation or fences.
- **How is it significant?**  
The Residence is locally significant aesthetically and architecturally.
- **Why is it significant?**
  - The Residence is significant aesthetically as a highly visible traditional feature in Gisborne, reinforcing the townships early character and development. (Criterion D)
  - The Residence is significant architecturally as an intact example of a Late Victorian style residence, which is intact and well maintained. It demonstrates all of the classical features of the style as manifested in rural areas. (Criterion D)

## History

Little is known historically about this specific building.

Based upon its architectural expression, it is a late Victorian building, probably 1880s. This would have been a time of consolidation in Gisborne, moving beyond the heyday of gold and into its agricultural future to support the new populations in rural Victoria.

## Discussion

- The themes from Victoria's Framework of Historical Themes relevant to this building are 6.5 Living in Country Towns and 6.6 Making Homes for Victorians.
- The owners took the opportunity to meet with the author. They did not wish to have outside interference in their ownership and feel their own appreciation for the building is

sufficient for its preservation.

- As noted, there is little hard evidence as to the history of this building. Its design suggests it is a late Victorian building, probably 1880s. It demonstrates some of the classic features of such buildings – simple hip roof, concave verandah, timber brackets under the main roof, strong sense of symmetry in its composition and tall brick chimneys, with corbelled decorated tops. The latter in particular is as step beyond the rendered chimney tops of mid-Victorian houses and forecasting very tall and corbelled tops of the Federation Queen Anne style.
- The use of weatherboard cladding is an acknowledgement of some cost savings, but very common in rural areas.
- There has been an alteration on the north end of the building with what appears to be an enclosure of the verandah as it wraps around the building. The enclosure of verandahs is a common Australian characteristic.
- There has been a significant extension of the building to the west of the original building. It has left the Residence intact externally and because of its skillion roof and consistent use of weatherboard cladding, does not overwhelm the appreciation of the Residence.
- The timber verandah is an original feature which has been retained.
- The small timber brackets on the verandah posts appear somewhat small but timber would have been appropriate regardless.
- The garden for the building is most likely a later change although it is complementary to the building. The woven wire fence would appear to be later as well, but again is complementary to the building.
- The Residence is supportive of Gisborne's early character and a 'scarce' reminder of its past within the township. This visual civic contribution is accentuated by its corner location and distinctive character.

## Comparative Threshold Comment

---

Within Gisborne, there are few comparable buildings. Two in New Gisborne and one in Gisborne are recommended for inclusion on the Heritage Overlay in the Study.

Within Kyneton there are numerous similar weatherboard residences already included on the Heritage Overlay as parts of precincts (HO119, HO138, HO211 and HO239).

It would be consistent and appropriate to include this Residence on the Heritage Overlay.

## Children's Hall Statement of Significance

---

**Heritage Place:** Ross-Watt Children's Hall/New Gisborne Children's Hall

**PS ref no:** HO299

---

252 Station Road, New Gisborne

37°27'42.03" S, 144°35'51.20"E



### Statement of Significance

---

- **What is significant?**

The New Gisborne Children's Hall is significant to the extent of weather board building, the 6 substantial Oak trees at the rear and the interior of the main hall building. It does not include the weatherboard skillion addition at the rear, landscaping generally or the front hedge/fence.
- **How is it significant?**

The New Gisborne Children's Hall is locally significant architecturally, historically and socially.
- **Why is it significant?**
  - The New Gisborne Children's Hall is significant architecturally for its universal and simple Victorian architectural formula for a public/community hall. The architectural solution shares common characteristics with small churches, mechanics institutes and other community buildings. Its integrity is very high. (Criterion D, E)
  - The New Gisborne Children's Hall is significant historically and socially for the origins of its inception and close associations with Blanc Ross-Watt. Mrs Ross-Watt was a leading advocate for community facilities and social support for pioneering women. The Hall is a direct result of her advocacy in supporting the women and children of New Gisborne. The Hall is a manifestation of community action prior to the acceptance of this role by governments. (Criterion H)
  - The New Gisborne Children's Hall is also significant historically for its association with the establishment of New Gisborne as a separate, but associated, township to Gisborne. (Criterion A)

### History

---

The following is a history compiled by the Management Committee and Helen Grey, Trustee for the Hall, and displayed in the Hall.

*"NEW GISBORNE CHILDREN'S HALL*

For the information of newcomers and the younger generation a short resume of the history of this Hall may be of interest.

In 1913 Mrs Ross Watt felt that there should be a place where school children could play after school hours. Having just returned from England, where she had witnessed and was much impressed by the great success of Queen Alexander's "Rose Day" she thought up the idea of having a "Wattle Day" to raise money for a hall. After approaching the Melbourne City Council, the Ladies of Gisborne were given permission, on a day in August, to sell their sprigs of wattle in Bourke and Lonsdale Streets. This effort was so successful financially that enough money was raised, approximately \$1,400.00, to build this hall and the surplus was donated to the Children's Hospital.

This hall has proved very useful over the years. The Methodist, Roman Catholic and Anglican Churches have all used it for services at times. There have been meetings, weddings, christenings, funerals and Guild meetings, parties for charitable purpose and children's Sunday school etc....

The Trustees of the hall originally appointed were Mrs B M E Ross Watt and William T Pearce and Miss E T Pearce, for many years, acted as unofficial Secretary. The ladies of New Gisborne formed a Guild and, for many years, have looked after the hall and provided funds to keep it in repair.

The Title to the land on which the hall is erected is in the names of B M E Ross Watt and W T Pearce as Trustees and, after taking legal advice on the matter, it is found that Miss K E Ross Watt and H P Dixon, as legal representatives of the last surviving trustee, Mrs B M E Ross Watt have the duty and right to nominate and appoint new Trustees for the hall.

The Shire President has called this meeting of the residents for the purpose of appointing of official committee of Management to take charge of and to run the affairs of the hall in future. After this Committee has been appointed, we will take steps to nominate and appoint new trustees for the hall and will have the Title to the land transferred to their name. January 30th, 1973.

In May 30th, 1974 Miss K E (Betty) Ross Watt, Wanda McCormick and David Robinson became Trustees of the New Gisborne Children's Hall. Late in the 1970's the Gisborne Church of Christ was formed, and the hall was used as their weekly place of worship. This continued for several years until they built their own church.

In the early 1980's the hall was used for a weekly interdenominational Christian program for the children of New Gisborne with up to 60+ children attending each week. Also, after years of planning, the extension on the back of the Hall (kitchen, storeroom and toilets) was completed and new roofing iron was put on the Hall.

During the mid-eighties the playgroups attending the Hall increased from one (1) group to eleven (11) groups and by 1988 there were approximately 120 local families using the Hall.

Sadly, in 1989 Trustee Miss Betty Ross Watt passed away. As always thinking of her beloved charities the New Gisborne Children's Hall received an inheritance which was put into a Trust account to maintain the Hall for the duration of its lifetime. In 1990 out of respect for Miss Betty Ross Watt the hall name was changed to the ROSS WATT CHILDREN'S HALL. With the change of name came a change of Trustees to Neil Robertson (Executor of Miss Betty Ross Watt's will), Pat Coundon and Kaye Wilson.

In 1991, due to the amount of playgroups attending the Hall and in order to protect the Trustees the Ross Watt Children's Hall was incorporated.

By 1994 fifteen (15) playgroups attended the Ross Watt Children's Hall, three (3) playgroups a day, five (5) days a week accommodating approximately 190 local families with 265 children.

The past four (4) years has seen the Ross Watt Children's Hall Inc. Committee represented mainly by parents of children attending one of the many playgroups. The Hall has reaped the benefits due to the Committee concentrating on the maintenance of the Hall. The Hall has been completely repainted, inside and out along with the roof. A new child-proof front fence and a garden storage shed have been erected and the back half of the hall has received new floor coverings.

As at July 1999 the Ross Watt Children's Hall is still privately owned and operated by a

Committee of Management and Trustees. The Hall has thirteen (13) playgroups attending accommodating 118 local families with 193 children. Our Playgroup is one of the largest playgroups, operating out of one (1) facility, in Victoria.

Mrs Ross Watt would be proud to know her dream of the Children's Hall is still very much alive today.

July 21st, 1999."

The following is an extract from the Australian Dictionary of Biography for Blanc Ross-Watt "Ross-Watt, Blanche Muriel Eugénie (1861–1956) by N. R. G. Robertson

*Blanche Muriel Eugénie Ross-Watt (1861-1956), shire president and charity worker, was born on 14 January 1861 at Gisborne, Victoria, seventh of eleven children of Thomas Ferrier Hamilton, a squatter who came from Scotland, and his English-born wife Elizabeth Mary Milner, née Stephen, grand-daughter of John Stephen. Educated privately at Elderslie, the family property at New Gisborne, Blanche recalled presenting the Duke of Edinburgh with a posy when the royal train stopped at Gisborne in 1867. She was sent to finishing school at Hanover, Germany, in 1882, the first of her seventeen journeys abroad. Travel enabled her, like others of her background, and generation, to establish a wide and enduring circle of acquaintances overseas.*

*At St Paul's Anglican Church, Gisborne, on 8 December 1897 Miss Hamilton married her neighbour and second cousin Thomas Riddell Ross-Watt (d.1919), a 47-year-old pastoralist. They lived at his property, Rosslyne. Prominent in nearly every charitable activity in the district, Mrs Ross-Watt helped to organize a Wattle Day drive in Melbourne on 2 September 1912, raising £3000 to build a hall for the children of New Gisborne. On the outbreak of World War I, she established a local branch of the British (Australian) Red Cross Society, of which she remained an active member until her death. She led a campaign to have a cottage hospital built at Gisborne and served for many years on the committee of the Kyneton (District) Hospital.*

*Following the death of her husband, she established and ran—with her daughter Betty—a small farm, Cathlaw, at New Gisborne; they planned the house and planted a garden which became renowned for its beauty. In 1925 Mrs Ross-Watt was elected to the Gisborne Shire Council. Two years later she was one of the initial groups of fourteen women to be appointed justices of the peace in Victoria. When she was elected shire president in 1931, newspaper reports referred to her as the first woman to hold this office in the State; she again served as president in 1939. Appointed O.B.E. in 1949, she retired from the council in 1950.*

*Although Ross-Watt was a hard-working and supportive member of the Gisborne community, she was by no means uncritical of it. She delighted in debate and controversy and challenged the patronizing and self-satisfied attitudes of the local male establishment. In an article in the Melbourne Herald on 19 March 1927 she had expressed her views on women entering public life: 'The mingled politeness and hostility with which my election and first appearance [on the council] were treated have given place to a liking and tolerance exactly the same as would be accorded to me if I were a man . . . I don't want to be treated as a woman, if that involves the hypocrisy that very often accompanies formal deference'.*

*Widely known for her feminist views, Ross-Watt was a woman of charm and vision who was admired for her energy and leadership. She died on 18 May 1956 at Cathlaw and was buried in Gisborne cemetery. Her daughter survived her.*

#### Select Bibliography

- Australian Municipal Journal, 31 Mar 1930, p 492
- Australian Woman's World, 1 Oct, 1 Nov 1931
- Justice of the Peace, 15 Nov 1946, p 7
- Leader (Melbourne), 26 Sept 1931
- Gisborne Gazette, 25 Mar 1956
- family papers (privately held)."

## Discussion

- The relevant themes from Victoria's Framework of Historical Themes are 2.7 Promoting Settlement, 6.5 Living in Country Towns, 8.2 Educating People and 8.4 Forming Community

Organisations.

- The Hall is a generic structure familiar in many rural communities. It could have been a church, a mechanics institute, a community hall or a school. In this instance, generic does not imply ordinary – the building's design (one large room with a gable roof, entry porch and tall windows down the sides) was the familiar solution for a small 'community' building in rural Victoria and Australia. The 'hall' formula is consistent and complements the scale and materials of the other traditional buildings in New Gisborne and Gisborne, including the Mechanics Institute, Foresters Hall and churches in Gisborne.
- Internally the building is unique with its oiled beaded boards walls intact.
- Several large trees at the rear were planted early on to provide shade and are consistent in size and variety with the New Gisborne Avenue of Honour and the civic tree planting efforts in Gisborne.
- The Hall represents a unique community spirit and the willingness and capacity of the community to provide infrastructure for themselves and for the benefit of their children. While the benefits of an education were increasingly recognised, the care of children outside that regime was not widely addressed.
- The Hall is an expression of the 'can do' spirit of the community which didn't wait or request others to provide this facility.
- The Hall is also an expression of the life and work of Blanche Ross-Watt, an outspoken pioneering woman with a social and community conscience. She was involved in the Red Cross during World War I and became the first elected women Shire President in Victoria.
- The trees at the rear of the property are of a mature age contemporary with the building and were probably an off-shoot of the tree planting programs in and around New Gisborne-Gisborne. They provide a 'soft' shaded area to complement the activities inside the building.
- The present and past additional uses of the Hall enhance its significance to the community and its social fabric.

## Comparative Threshold Statement

---

The Hall is comparable to the numerous similar timber buildings across Victoria and the Shire. Whether they be mechanics institutes, schools or even churches, all share the formula of a simple rectangular form, one room plus an entry porch, three windows down the sides and a dominant gable roof.

These buildings were simple to build, even with limited skilled labour and were eminently usable for a variety of functions - as well as their stated ones.

Similar 'halls', already on the Heritage Overlay include the Mechanics Institute, Newham (HO271) and the Small Holding Café, Malmsbury as part of Heritage Precinct HO148. The Presbyterian Church Hall in Gisborne is also similar and is recommended for the Heritage Overlay in this Study.

It would be consistent and appropriate to include the New Gisborne Children's Hall on the Heritage Overlay.

# Residence Statement of Significance

---

**Heritage Place:** Residence

**PS ref no:** HO300

---

251A Station Street, New Gisborne  
37°27'42.55" S, 144°35'49.39"E



## Statement of Significance

---

- **What is significant?**  
The Residence is significant to the extent of the double gabled building, its materials and construction. It does not include the fence, landscaping or the skillion at the rear.
- **How is it significant?**  
The Residence is locally significant representatively.
- **Why is it significant?**  
The Residence is significant representatively as a remnant early cottage in New Gisborne illustrating the prime characteristics of a traditional vernacular cottage – small double gable roofs, simple construction, low scale, simple gable chimneys. This cottage was the product of local materials and labour and provides an example of the early range of accommodation in New Gisborne and environs. (Criterion A, D)

## History

---

Unfortunately, there were no historical records relating directly to this building available.

Its demure scale and simple construction point to an early date in the development of New Gisborne. Its vernacular design is in some sense ageless, but after the gold rush in the 1850's building technology advanced rapidly. The fact the building is literally built on the ground with no subfloor ventilation would indicate an earlier date.

Its alignment with Station Road would indicate it is consistent with the arrival of the railway, which we know reached Woodend in 1861.

## Discussion

---

- The themes in Victoria's Framework of Historical Themes associated with this cottage are 6.5 Living in Country Towns and 6.7 Making Homes for Victorians.
- This Residence illustrates the meaning of a vernacular cottage. This cottage is not designed to a style or from a pattern book, in fact it probably wasn't designed at all, just

built. In Bendigo, it might be called a 'miner's cottage'. This cottage represents the basic form of accommodation in early Victoria. It is buildable from local materials and by local builders – even the occupant themselves.

- It represents the most basic form of construction – a small gable corrugated iron roofs on top of four weatherboard walls. Even compared to a simple hip roof, the gable is even easier to construct with less flashings and carpentry skills required. With the smaller gables, the timber structure is more basic with no engineering. The chimneys are put at the end of the gables, eliminating complicated flashing for chimneys passing through a roof. It is built low to the ground eliminating the need for brick or stone footings and stumps. The rooms are minimal in scale and height.
- And to gain more space, a second unit of the same construction and form is put behind the first. The author has seen one in Bendigo with three gable roof forms, one after the other.
- The materials are basic – weatherboards and corrugated iron on a timber frame. Even the chimney is basic/rough brickwork with a simple corbelled brick top. The only sophistication are the timber doors and windows, which were available as pre-made units and almost certainly shipped up to New Gisborne.
- Along Station Road in New Gisborne, there are more sophisticated residences, built as the 'suburb' developed further. From its basic form and construction, this Residence would have been one of the earliest cottages, even if we can't substantiate a date. It represents the evolution of New Gisborne and the range of early cottages. It is also evidence of a variety of classes of residents in New Gisborne, able to afford a variety of residences from the simple to the more sophisticated.
- The fence at the front is recent and appropriate.
- One similar cottage exists at 257 Station Road, New Gisborne but close inspection indicates its whole roof has been replaced with one large gable instead of two smaller gables.
- The Residence has had changes. A low skillion has been added at the rear and the top of one of the chimneys has been removed. The interior has evolved over time and much of its original fabric has been lost.
- The current owner has previously subdivided the allotment and is living in a new house at the rear. The author has had discussions with the owner who wishes to improve and enlarge this small Residence. He is aware of the importance of the cottage. An acceptable scheme has been developed which leaves the cottage intact and will leave it as the dominant visual element on the allotment. A Planning Application has been submitted and approved by the author as Heritage Advisor.

## Comparative Threshold Comment

---

Within New Gisborne this is the only remaining cottage of this style and form. Others may have existed but have been lost. There is only one other similar cottage in Gisborne at 60 Prince Street. In this regards the Residence at 251 A Station Road is unique, not in elaborateness but in survival and its vernacular design which are significant.

Cottages of this type have been heritage listed in the dozens in Municipalities like Bendigo and Ballarat. Their importance has not yet been fully appreciated in Macedon Ranges Shire. The author aware of other similar cottages existing in the other Macedon Range townships. Some have been included in heritage precincts but none individually yet. Similar cottages have been listed on Heritage Overlays in Castlemaine, Eaglehawk, Heathcote and Ballarat.

It would be consistent and appropriate to include the Residence in the New Gisborne on the Heritage Overlay.

# Ivy Leigh Statement of Significance

**Heritage Place:** Residence/Ivy Leigh

**PS ref no:** HO301

268 Station Road, New Gisborne

37°27'28" S, 144°35'31"E



## Statement of Significance

- **What is significant?**

The Residence is significant to the extent of the main brick residence and its four front rooms. Its significance does not include fences or outbuildings, landscaping or rooms other than the front four.
- **How is it significant?**

The Residence is locally significant historically, representatively and aesthetically.
- **Why is it significant?**
  - The Residence is significant historically for its original owner, William Farrell, a migrant to Australia who settled in the area and became a well-known public figure and local Councillor. The house represents the growing status of New Gisborne after the arrival of the Railway. (Criterion A H)
  - The Residence is significant representatively and aesthetically as 'a gentleman's home' of the late Victorian era. Its classic features, design composition, level of decoration and integrity make it stand out amongst its neighbours in New Gisborne and Gisborne. It represents the growing status of New Gisborne as well as the quality of the housing being built in this region after the Gold Rush. (Criterion D, E)

## History

The following are selected extracts from an article in the June 2015 Gisborne and Mount Macedon Districts Historical Society journal about William Farrell, the first owner of Ivy Leigh. This article was prepared by Phyllis Boyd based upon information based on information from the Melbourne Argus, 6 December 1922.

*"When William Farrell of New Gisborne, who was born in Tyrone, Ireland in 1833, he was six years of age. The family that consisted of his parents and four brothers, one of whom had died on the voyage, arrived at Port Phillip on the 'Robert Benn' in 1839."*

*"In 1847 Farrell's family moved from Melbourne to Kyneton where they were engaged in shepherding for a time and were afterwards similarly employed at Yea. Then they went overland from Melbourne via Bacchus Marsh to the South Australian border where they remained until 1852, when the gold rush started."*

"After delivering their sheep (to a station between Bacchus Marsh and Ballan) they worked across to Gisborne and Farrell has been identified with the district ever since their arrival in June 1852. At this time Gisborne consisted of only a few buildings... so the new arrivals had to live in tents."

"William married Dinah Matchett in St Kilda in 1856 and they had nine children, six of whom survived. He farmed in the New Gisborne area and was a Councillor representing the Mountain Riding on the Gisborne Shire for 36 years."

"The Farrell name is still prominent in the New Gisborne area where the beautiful property 'Ivy Leigh' that he built, listed in the old rated books as a 'gentleman's residence' still stands proudly overlooking Station Road, while a nearby street is named in his honour."

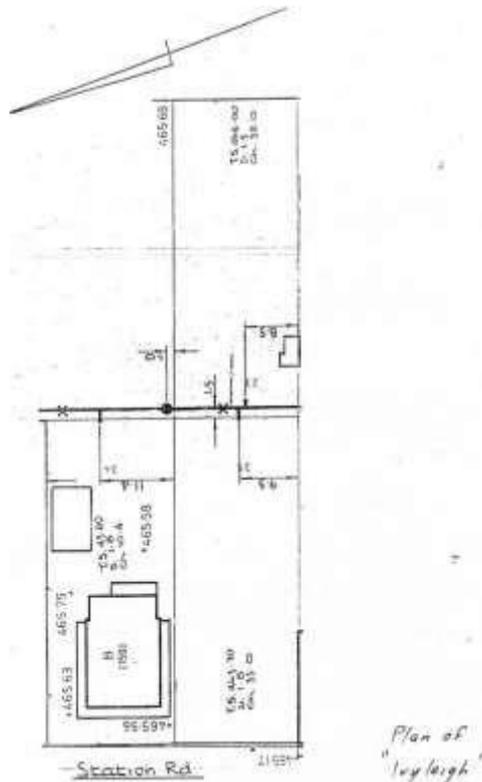
### Illustrations



Source: GMM DHS Photo, unnumbered, undated, appears to be from a sales publication



Source: GMM DHS Photo, unnumbered, undated



Source: GMMDHS Photo, unnumbered, undated



Source: GMMDHS Photo, unnumbered, undated

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this property are 2.5 Migrating and Making a Home, 6.5 Living in Country Towns, 6.7 Making Homes for Victorians.
- The current owners were welcoming and friendly. They provided me with a tour and a copy of the GMMDHS article on William Farrell. They are proud of their house and have put in considerable effort to preserve and restore the building.
- The description of the Residence from the early Rate Books – A Gentleman's Home – is so appropriate. This is a beautifully designed and presented Victorian Gentleman's Home. It demonstrates features slightly above the more 'common' Victorian Home (the sidelights either side of the front window and door, the intact cast iron lace work and excellent proportions). The building is strictly symmetrical in its presentation with verandah down both sides and chimney's places to reflect the symmetry.
- It is interesting that the one photo from the GMMDHS shows the house painted, but today that paint has been removed to reveal its darker brick, accenting the light-coloured cast iron lacework. The polychromatic use of bricks further accents the building's composition

and quality.

- There are several similar residences in Kyneton but in smaller New Gisborne, this Residence stands out, particularly with its fine brickwork and verandah.
- There is a shed in the rear yard which does not share the Residence's qualities. The rear of the Residence is less significant.
- The interior of the house contains several original features such as the layout of the front four rooms, joinery, fireplaces, etc. While the interior is well presented and maintained, it is noted the Planning Practice Notes for apply the Heritage Overlay states internal controls should be applied sparingly to interiors of 'high quality'. It is proposed not to apply this control.
- The garden beautifully complements the Residence, although the authenticity of the garden to any particular period in the past is not certain.
- From the various photos, the front fence is a new replacement. It is however appropriate and complements the Residence.
- The Residence sits on a double block. There may be a potential to further develop the western block but with controls regarding the proximity, scale and setback of any development. The existing Residence must visually dominate.

## Comparative Threshold Comment

---

In its immediate context, this Residence is individually notable in its classical design, brick construction and level of decoration. Others are generally built of timber and less sophisticated in design. The Residence at 60 Prince Street in Gisborne is a comparable example but clad in weatherboard and without the lacework. It is recommended in this Study to be added to the Heritage Overlay.

Kyneton has several stone and brick residences of a similar scale, design and age. They are already included in the Heritage Overlay as part of the numerous precincts in Kyneton (HO 119, HO138 and HO211).

It would be appropriate and consistent to include the Residence at 268 Station Road in New Gisborne on the Heritage Overlay.

# Railway Overpass Statement of Significance

**Heritage Place:** Railway Overpass/Mitchell's Bridge

**PS ref no:** HO302

Pierce Road, New Gisborne (between Hamilton and Payne Roads)

37°27' 49.18" S, 144°37' 18.23"E



## Statement of Significance

### ■ What is significant?

The Bridge is significant to the extent of its bluestone construction and the alignment of the railway as it passes under the bridge. It does not include the rails themselves nor the road surface.

### ■ How is it significant?

The Bridge is locally significant historically, aesthetically, technically and associatively to New Gisborne in particular.

### ■ Why is it significant?

- The Bridge is historically significant as a reminder of the importance of the Melbourne-Bendigo railway to the development of the area and more directly for its association as a reminder of the creation of New Gisborne as the rail stop for Gisborne when the latter could not be reached topographically. The bridge is also significant as work of Captain Andrew Clarke and William O'Hara, who designed most of the bridges along the Line. (Criterion A, H)
- The Bridge is representatively, technically and aesthetically significant as a demonstration of aesthetic and construction quality endowed in this otherwise utilitarian structure – a feature representative of much of the railway infrastructure of the time. The subtle design features such as the four-point arches, battered walls and prominent string courses and parapets and the quality of the stonework illustrate the seemingly unlikely combining of aesthetics and engineering. (Criterion D, E, F)
- The Bridge is associatively significant to the importance of rail traffic to the development of Victoria and the Melbourne-Bendigo corridor when other forms of travel were limited. (Criterion A)

## History

*The following is an extract of the history of the Melbourne-Bendigo rail line from Wikipedia ([wikipedia.org/wiki/Bendigo\\_railway\\_line](https://en.wikipedia.org/wiki/Bendigo_railway_line)) This article was originally sourced from:*

- John Maxwell, 'Cornish, William Crocker (1815–1859)', *Australian Dictionary of Biography*, Volume 3, Melbourne University Press, 1969, p. 464. Retrieved on 11 July 2009.

- John Maxwell, 'Bruce, John Vans Agnew (1822– 1863)', *Australian Dictionary of Biography*, Volume 3, Melbourne University Press, 1969, pp 277–278. Retrieved on 11 July 2009
- "The True Story of the Design of the Bendigo Railway". *Engineering Heritage Australia* (Victoria). Retrieved 2013-01-24.
- "Engineering Works in Victoria". *Engineers Australia*. Retrieved 21 October 2012.
- "Railway History in Victoria 1839 - 1900". *Australian Railway Historical Society - Victorian Division*. Archived from the original on 2013-03-27. Retrieved 2013-02-24. "Construction of the line was begun by the Melbourne, Mount Alexander and Murray River Railway Company, which was incorporated in 1852. The first thirteen sections of the line were constructed by contractors Cornish and Bruce, who gained a reputation for trying to reduce costs by taking shortcuts on materials and reducing worker's wages.

The Company made almost no progress on the construction of the railway due to an inability to raise sufficient funds, and in 1856 it was purchased by the Victorian Government. Because Isambard Kingdom Brunel was at that time the Inspecting Engineer in Britain for the Victorian Government, some people have claimed that he was responsible for the railway's design. An examination of reports published by the Victorian Parliament has shown that this claim is erroneous. The route and structures were the work of the Victorian Railways Department, under the supervision of Engineer in Chief George Christian Darbyshire, and completed under Thomas Higginbotham.

The line was designed with two broad gauge tracks, high speed alignments cutting through the landscape, substantial bridges and railway stations built of bluestone, and double-headed rail.

Originating from Spencer Street Station, the line reached Sunbury in 1859. By 1861 it had reached Woodend and Kyneton, and had been constructed as far as Castlemaine by 1862. The whole line was formally opened at Bendigo on 20 October 1862 by the Governor of Victoria, Sir Henry Barkly.<sup>[5]</sup> There are substantial wrought iron and masonry viaducts at Sunbury, Malmsbury and Taradale, as well as two tunnels at Elphinstone and Big Hill.

By 1864 the line had been extended, as originally intended, to the Murray River at Echuca."

The following is an extract from The History of the Mount Alexander Railway Company from [wikipedia.org/wiki/Melbourne\\_Mount\\_Alexander\\_and\\_Murray\\_River\\_Railway\\_Company](http://wikipedia.org/wiki/Melbourne_Mount_Alexander_and_Murray_River_Railway_Company). This article was originally sourced from:

- "MELBOURNE, MOUNT ALEXANDER, AND MURRAY RIVER RAILWAY COMPANY". *The Argus* (Melbourne, Vic.: 1848 - 1957). Melbourne, Vic.: National Library of Australia. 24 March 1853. p. 9. Retrieved 17 June 2013.
- *National Trust Masonry Bridges Study* Gary Vines, 2010, National Trust of Australia (Victoria)
- 'The true history of the design of the Melbourne, Mount Alexander and Murray River Railway', Brian Harper, The Institution of Engineers, Australia, 2004 Nov
- ENGINEERS AUSTRALIA Melbourne to Bendigo & Echuca Railway Heritage Recognition Ceremony
- Bryson, William E 1860 "On the resources of Victoria and their development" Reprinted from the Royal Society's Transactions, Read before the Institute, 5 October and 16 November 1859 (Melbourne: Mason & Firth)

"The Melbourne, Mount Alexander and Murray River Railway Company was a railway company in Victoria, Australia. It was established on 8 February 1853 to build a railway from Melbourne to Echuca on the Victorian-NSW border, as well as a branch railway to Williamstown, but struggled to make any progress. On 23 May 1856, the colonial Government took over the Company and it became part of the newly established Railway Department, which was part of the Board of Land and Works, and which in 1859 became Victorian Railways. British engineer George Christian Darbyshire was made the first Engineer-in-Chief for the Railways Department, and supervised the design and construction works until his replacement by Thomas Higginbotham in 1860.

Construction of the Bendigo line commenced in 1858, but this private consortium met with financial difficulties when it was unable to raise sufficient funds and was bought out by the Victorian colonial government. The design work was then taken over by Captain Andrew Clarke, R. E., Surveyor-General of Victoria, with bridge designs completed by Bryson and O'Hara. The contract for the first stage of the line from Footscray to Sandhurst (now Bendigo), was let to Cornish and Bruce for £3,356,937.2s.2d (\$6.714 million) with work commencing on 1 June 1858. Completion of the permanent way was to be by 31 July 1861.

Clarke appointed William O'Hara to design bridges and viaducts, while William Edward Bryson stated to the Select Committee of the Legislative Assembly on Railway Contracts that he had designed most of the large bridges on the line. Clarke clearly influenced the design of the railway in setting the standards for the line. However, this was also a very costly undertaking, which stretched the colonial finances and this approach was later abandoned for more economic light lines in later Australian Railways. William Edward Bryson was described as a Civil Engineer in 1857 when he was a member of the Philosophical Institute of Victoria. He was also a member of the Royal Society of Victoria 1859-60 and employed at the "Government Railway Office". He published "Resources of Victoria & their development" in 1860 in the Royal Society's Transactions."

The following is provided by the GMMDHS from the Age Newspaper 18 July 1861.

"The second major section of the Melbourne and Murray River Railway to be opened was that of Melbourne to Woodend and the first official express trip by railway from Melbourne to Woodend, a distance of over 77 km, took place on Saturday 29th June 1861." The GMMDHS also notes the Bridge was originally known as Mitchell's Bridge.

### Illustration



Source: GMMDHS Photo, unnumbered, undated, 'Steam train approach Pierce Road Bridge'

## Discussion

- The themes from Victoria's Framework of Historical Themes which are relevant to the Road Over Rail Bridge are 2.7 Promoting Settlement, 3.3 Linking Victorians by Rail, and 5.3 Marketing and Retailing.
- The Melbourne-Bendigo railway line has several similar stone bridges within the Shire's boundary. Some carry the rail over road while others are like this bridge, carrying road over rail. The designs are close enough in form and detail to be from the same 'hand', but all have some variation as a result of location. Several within the Shire have been included already on the Heritage Overlay and/or the Victorian Heritage Register as 'representative examples'. This Bridge is equally 'representative'.
- The series of 4 similar bridges south of Kyneton are also recommended for the Heritage Overlay. Two of those, the Pleasant Hill Road and Flynn's Lane bridges are near identical.
- Geographically, the provision of a railway service to Gisborne presented an impossible engineering challenge. The difficulty of the township's valley location could not be overcome with standard railway gradients. It was determined however that a railway station could be located approximately 3 kilometres on a nearby hill – and New Gisborne was established to service that station. New Gisborne was thus created to as an extension of Gisborne itself. The bridge was the over only additional infrastructure needed to reach the New Gisborne station.
- The stonework on the bridge is beautifully conceived and detailed. The bluestone is all squared and rusticated to accentuate the courses. The stringcourse and capping are

further accentuated with striated bands. The capping is further dressed with sloping tops to shed water and the unusual use of rustication on the horizontal surface. All the abutments are battered to physically and visually spread the load to the ground. The arch is four pointed, a further refinement to complement the quality of the stonework. The flare and curve at the end of the abutments were an embellishment to provide delight. The abutments could have been straight, but they would not be as interesting.

- The quality of the stonework is a reflection of the industrial revolution and Victorian engineers that even industrial structures can be beautiful. Less was not more. While it reached its height in the great steel arches of British railway sheds, the movement is reflected in this bridge, demonstrating that utilitarian structures could be made beautiful and a delight to the eye. The bridge was a quality construction.
- In terms of the development of Victoria and the Melbourne-Bendigo corridor, the importance of rail traffic cannot be overstated. This was the only means to move heavy loads of freight and people both to and from the country. In the UK, the provision of ever more sophisticated railway infrastructure in the form of stations and bridges became a source of pride, which was in turn translated in Victoria. The Victorian Era became synonymous with the railway.
- The New Gisborne Railway Station Complex is already included on the Shire's Heritage Overlay (HO250) and the Victorian Heritage Register (H1581). The Bridge facilitated the rail access to the New Gisborne railway station and thus shares in its significance as representing the developments of rail traffic and the development of the region.
- While the actual attribution of the Bridge's design is unclear, the fact that it is consistent with other bridges on the Melbourne-Bendigo line indicates a common origin. Whether they are the work of Capt. Andrew Clarke, William O'Hara or William Bryson becomes academic. The Bridge is consistent in design and construction to others on the line and share in their collective aesthetic and architectural value.

## Comparative Threshold Comment

---

Currently there are 27 bridges or bridge abutments already included on the Shire's Heritage Overlay. This structure type is collectively considered significant to the Shire, although individual structures vary in design, size and construction. This bridge is not a duplicate of any already on the Heritage Overlay. Its semi-circular plan form is atypical to those on the Heritage Overlay although its detailed construction is comparable.

Interestingly, those bridges which carry rail traffic over a road or over a valley are included on the Victorian Heritage Register as well.

The nearby, and historically associated, New Gisborne Railway Station Complex is also included on the Heritage Overlay (HO250) and on the Victorian Heritage Register (H1581).

It would be consistent and appropriate to include this bridge on the Heritage Overlay.

# Post Office Statement of Significance

**Heritage Place:** Residence/Post Office

**PS ref no:** HO303

274 Station Road, New Gisborne

37°27'35.93" S, 144°35'53.58"E



## Statement of Significance

- **What is significant?**  
The Residence/Post Office is significant to the extent of the weatherboard portion of the building – minus the skillion at the rear. It does not include the existing fence, landscaping or interior of the building.
- **How is it significant?**  
The Residence/Post Office is locally significant historically, representatively, aesthetically and socially.
- **Why is it significant?**
  - The Residence/Post Office is significant historically as a demonstration of the creation of New Gisborne to service the Melbourne-Bendigo railway line. Topographically, the railway could not service Gisborne itself so New Gisborne was established as the location of the Station (itself listed on the Heritage Overlay). While always eclipsed by Gisborne, New Gisborne took on its own identity and rationale. (Criterion A)
  - The Residence/Post Office is significant representatively and aesthetically a modest postal facility and completing the range of such buildings within the Shire. Different townships developed differently, and this contributes to the unique characteristics and heritage of the Shire. Likewise, each post office type contributes to the character and heritage of each township. (Criterion D, E)
  - The Residence/Post Office is significant socially as the venue of an essential community service to the establishment and growth of New Gisborne. Communications in the early days of the Shire were crucial to its development and place in the Colony/State and world. It allowed residents to stay in touch with family, businesses to do business and allowed the development non-urban Victoria. (Criterion G)

## History

The following information has been prepared by the Gisborne and Mount Macedon District Historical Society from the files.

- The following is an extract from the *Digitised Newspapers of the Trove website of the National Library of Australia – Sunbury News (Vic.: 1900-1910), Saturday 16 August 1902,*

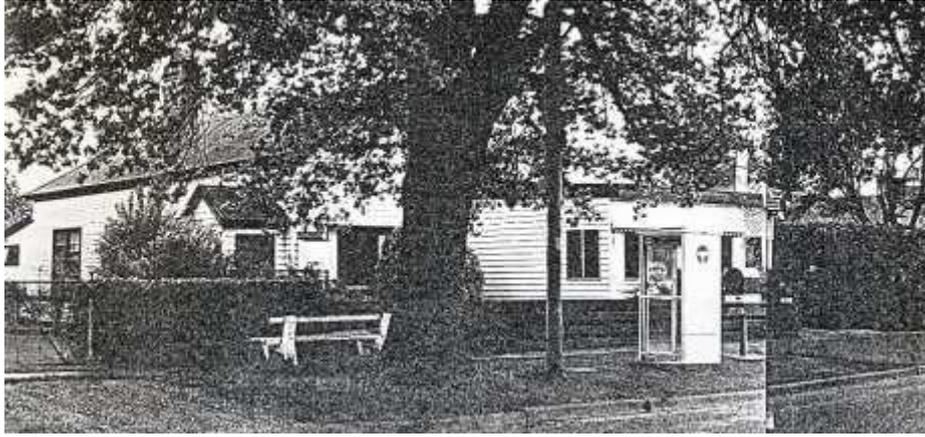
*"Last Friday night Mrs Lee, the postmistress at New Gisborne, on the eve of her departure for Euroa, was accorded a valedictory social, and presented with a handsome silver-kettle, engraved-with a suitable inscription. The attendance was large, and the event was evidently very popular. Councillor Lansdowne made the presentation and referred to Mr D. Lee's connection with the local school some seven years ago, when he was transferred to another district, and he warmly eulogised that gentleman. Mrs Lee was now about to re-join him and would take with her the best wishes of her many friends. As postmistress she had always been most obliging and had moreover lent valuable assistance at social functions. The presentation was emblematic of the respect of all classes of the community in which Mrs Lee had spent the greater portion of her life. (Applause). Mr H. Angus, also of the local post-office, was presented with a travelling bag, which he acknowledged in suitable terms."*

- The following information is extracted from the *Shire of Gisborne Rate Books*
  - The 1901 Rate Book was searched for the name Lee as owner and/or tenant of a property in new Gisborne. Maria Lee is listed as Post Mistress, Dick Lee listed as Owner of Post Office and Residence, New Gisborne.
  - The earliest reference of the property being listed as a Post Office and Residence is in the 1894 Rate Book. Dick Lee, Teacher, is listed as the Owner and Tenant.
  - The 1893, 1892, 1891, 1890, 1887 and 1888 Rate Books list the property as 'House and Garden' with Richard Lee, Teacher, the Owner and Tenant.
  - The 1887 Rate Book lists the property as 'House and Garden' with Richard Lee, Teacher, as Tenant and William Hurst the Owner.
  - The 1886 and 1885 Rate Books list the property as 'Dwelling – New Gisborne' with William Hurst the Tenant and Owner.
  - The 1884 and 1883 Rate Books list the property as 'Dwelling – New Gisborne' with Patrick King as Tenant and William Hurst the Owner.
  - Rate Books earlier than 1882 list William Hurst as the Owner of several Cottages in New Gisborne, so we are unable to establish if any of these were later to become the Post Office Building.

#### Illustrations



Source: SLV Photo H89 105/98



Source: GMMDHS Photo, unnumbered, undated, 'Post Office and Shop'



Source: Heather Turnber (present owner), C1968, prior to shop addition in 1969



Source: GMMDHS Photo, unnumbered, C1989, 'Front view of Post Office 163 Station Road'

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this property are 2.7 Promoting Settlement, 3.7 Establishing and Maintaining Communications, and 6.5 Living in Country Towns.
- The owner of the building took the opportunity to meet with the author. She had further historical information which should be documented further. She also had observation

about the addition of the 'shop' (1969), which was literally an addition, leaving most of the building fabric intact!

- Postal services were an essential public service in the early days of the Colony/State. Telephone services were not available for many years in the rural areas of Victoria. Postal services were an essential service for businesses as well as individuals. A post office was a sign of 'coming of age' for many communities.
- When telephones did make an appearance, and an impact in communications, they were still too expensive for ordinary citizens. A community telephone at the post office was the only access to such a device.
- Post Offices were likewise an informal community meeting place, which continues to today. Unlike other government buildings the post office was common to everyone, on almost a daily basis. The gratitude shown to Ms Lee on her leaving the post office is a demonstration of the importance of this facility to the community.
- The design and construction of post offices varied considerably. Prior to Federation, postal services and post offices were a colonial responsibility. Many were substantial masonry buildings – a measure of confidence at the time in the future of a township – eg Kyneton and Romsey.
- In the case of Gisborne, there was a timber post office on Hamilton Street, opposite the Court House. A portion remains but is much altered. Why the Court House was masonry and substantial and the Post Office was only timber and small is unknown. With the formal arrival of the railway in 1862 and the establishment of New Gisborne to service the railway, a separate Post Office was also established. This speaks for the importance and growth of New Gisborne as well as the attempt to create a focus of shops and facilities near to the new railway station.
- The design of the post office is a simple Victorian residential structure, with a projecting gable and verandah at the front. The post office contained a residence for the post master at the rear. Its general appearance is residential but a close inspection of the early SLV photo indicates bands of weatherboards were notched to imitate shingles, and the verandah has a balanced valance, timber column brackets and turned columns – indicating a higher attention to detail than usual for such a functional building.
- Traditionally, post offices did not operate as today in the sense that the customer did not enter the building but did 'business' through a window, usually with a small awning over it. Even the GPO in Melbourne was originally accessed through windows in the arcade and the public never entered the building. As the only entry door to the New Gisborne post office enters the residential portion, this was most likely the case here too – with business conducted at the window in the gable. This of course changed over the years and the entry inside was through the small addition on the east side of the building.
- Interestingly, the current picket fence is very similar to the one which exists in the SLV photo.
- It is evident from the GMMDHS photos that the building evolved over time, from a post office to a shop. The additions were made to the front of the building to enclose a larger area for retail sales. These would appear to be just that – additions, and more recently they were removed, and the original extent, fence and decoration reinstated. It would appear that two windows have been added at the west side of the building and that the original single window under the gable has been replaced with two double hung windows. Regardless, the 'restoration' has been quite successful.
- The existing post box in the nature strip is a subtle reminder of the building's original purpose.

## Comparative Comment

---

Post offices generically are recognised as part of the history and fabric of both urban and rural communities with Heritage Overlay recognition. Hardly a township in Victoria, where a heritage survey has been undertaken, has not recognised the heritage value of its post office. In Kyneton, Romsey, Lancefield and Woodend the post offices are all included in recognised heritage precincts with the ones at Kyneton, Romsey and Woodend also individually listed. While these are all masonry buildings, the listings indicate the importance of these buildings for what they were to the community.

The relative aesthetic modesty of the New Gisborne post office is not a negative factor. It demonstrates a variety in the design of these public buildings in a variety of locations. They were both grand (Kyneton) and modest (Gisborne and New Gisborne). They provided the same essential communications service to their respective communities. The New Gisborne structure demonstrates a simple solution to a public need.

It would be consistent and appropriate to include the Residence/Post Office in New Gisborne on the Heritage Overlay.

# Salvation Army Barracks Statement of Significance

**Heritage Place:** Salvation Army Barracks/Citadel

**PS ref no:** HO305

5 Bowen Street, Kyneton

37°14'47.83"S, 144°27'16.56"E



## Statement of Significance

### ▪ What is significant

The Salvation Army Barracks is significant to the extent of its early brick and timber structure, including the roof, decoration and north timber wall. The significance does not include the modern additions to the west or associated developments not the interior of the building.

### ▪ How is it significant

The Salvation Army Barracks is locally significant architecturally, historically and socially.

### ▪ Why is it significant

- The Salvation Army Barracks is significant architecturally as a classical expression of the Army's aesthetic approach to its buildings. The buildings were meant to be imposing to provide the salvation movement with a credible presence. Its use of red brick rendered details and castellations, a strong sense of symmetry to the façade, is contrasted with the relative simplicity and austerity of the rest of the building – and clearly expressed in this building. (Criterion D, E)
- The Salvation Army Barracks is historically significant for its associations with Salvation Army itself, and its pioneering non-conformist approach to religion and welfare, as well as with Edward Saunders, their sole architect responsible for Army buildings throughout Australia and New Zealand and in particular his development of the pseudo-military architectural expression of those buildings. (Criterion A, G, H)
- The Salvation Army Barracks is socially significant for its association with the Army's alternative, and innovative approach to religion, its celebration, and its focus on the welfare of others. The Barracks reflects the development of a social conscience in the wake of the Industrial Revolution – a conscience which saw the importation into Australia of other welfare and self-education movements (friendly societies, mechanics institutes, Freemasons, etc). (Criterion G)

# History

The following is an extract from [www.salvationarmy.org.au/Who-We-Are/History](http://www.salvationarmy.org.au/Who-We-Are/History) and Heritage Origins of the Salvation Army

*'The Salvation Army's beginnings date back to July 2, 1865 when a Methodist minister commenced a work in East London that would encircle the world before the end of the 19th century. It began as the Christian Revival Society and soon after was called the East London Christian Mission. William Booth, the organisation's Founder, preached the Gospel to the poor and underprivileged. By 1867 it had developed into a ministry offering basic schooling, reading rooms, penny banks, soup kitchens, and relief aid to the destitute.*

*The organisation grew rapidly and became known simply as the Christian Mission, with William Booth as its General-Superintendent.*

## The Salvation Army is Born

*In 1878 came another name change. William Booth was perusing a printer's proof which referred to the Christian Mission as a 'volunteer army'. Booth swept his pen through the word 'volunteer' and changed it to read Salvation Army. The name was adopted. Elijah Cadman, an enthusiastic believer, excitedly proclaimed in a meeting soon after, "God bless the Captains of The Salvation Army! I should like to wear a suit of clothes that would let everybody know I meant war to the teeth and salvation to the world". A simple form of uniform was gradually adopted by its members. This, in 1880, was developed into a regulated uniform system*

*After responding to a call from America in early 1880, The Salvation Army next answered calls to commence operations in Australia. The Salvation Army has grown into a global evangelical movement with extensive social services. It now works in 106 countries and 160 languages, offering spiritual counsel, a sense of community and practical support to thousands of people, regardless of race, creed or conviction.*

## 1880-1900: Gaining a Foothold in Australia

*Several localities lay claim to having held the first Salvationist meetings in Australia. These pioneering meetings were conducted by various immigrants who had been converted by The Salvation Army back in Britain. It is Adelaide, however, that owns the right to claim the first official Salvation Army Corps in Australia.*

*In 1882, Major James Barker and his wife Alice were appointed by the General and sent from London to extend and establish The Salvation Army's work "in all the colonies of the Southern Seas". Intending to disembark at the Port of Adelaide, a wharf-strike forced the Barkers on to Williamstown, Victoria. Friends of The Salvation Army met them and took them into Melbourne, where the Barkers were so impressed by the potential of Victoria that they determined to begin work there.*

## Salvation Army Church Growth in Australia

*In 1891, Booth-Tucker (the son-in-law of William Booth) wrote, "Perhaps no country has welcomed The Salvation Army with greater heartiness and offered for its operations a more congenial sphere, than has Australia."*

*However, this statement fails to present the whole picture, for whilst the social work of The Salvation Army gained popular support across the wide spectrum of society, including the other religious denominations and the Government, the evangelical mission of The Salvation Army often met with suspicion, derision and violence. Local councils passed by-laws forbidding Salvation Army street processions, and the Police were liable to arrest them.*

*Despite persecution and prosecution, the number of Salvation Army Corps (churches), and in turn Salvationists, grew at an amazing rate. So much so, that by 1900, there were over 1300 Corps and Outposts across Australia and New Zealand. By the 1920s it was a very small town indeed that did not boast a Salvation Army Hall.*

*Much of the rapid growth of The Salvation Army in those early days may be attributed to its own formative stages being closely linked to the social needs of a developing nation.*

*The economic depressions of the 1890s and 1930s brought the role of the churches into sharp relief against the background of dire need. The Army, through its social work, acquired a reputation as being characteristic of "Christianity with its sleeves rolled up". The Army, along with the other Christian churches, makes that commitment because of Christ's example."*

The following are selected extracts from an article from 2015 in Fabrications (The Journal of Architectural Historians in Australia). It is entitled Building Salvation and written by Renee Muratore and Julie Willis.

*"The early Salvation Army building in Australia were solely the result of Lt Col Edward Saunders. As well as being instrumental in founding the Army in Australia, Saunders was a trained stonemason and master builder. He became the Army's in-house architect and head of its Property Department, overseeing the design and building of Army properties across Australia and New Zealand until his retirement in 1912. After Saunders's retirement, the architectural direction of the Salvation Army became the responsibility of Col Percival Dale, under the supervision of the Property Secretary J. Horskins."*

*"Saunders' buildings are notable for their castellated facades in an 'awkward adaptation' of the Tudor Revival style. ... Its, (the style), incorporation of small turrets and castellation lent it associations with castles, fortified and barracks and was thus a suitable match for the overt militarism of the Salvation Army. The building was 'strong points for the rallying of troops.... Saunders developed a consistent architectural language for the Salvation Army that reflected its military<sup>7</sup> inspiration, but also one that was easily recognisable: the style and form he developed for the Army halls became synonymous with Salvationist architecture in Australia."*

*"The Salvation Army Property Department and its architects produced a large number of buildings of remarkable consistency of its first four years in Australia. This consistency in language, evident across Australia, created a recognisable Salvation Army style and form. There is no evidence to suggest this was a deliberate<sup>4</sup> strategy and nothing within the organisation indicat<sup>3d</sup> that it was a response of a specific ideal or one of sophisticated architectural intent. The distinctive tripartite division was not about branding or identification for the Salvation Army in Australia but evolved mostly from their military ethos and practicality. The military form and processes in their day-to-day operation extended to the standardisation of their building designs, replicated across the continent, and reflected the frugal nature of the Salvation Army. Nevertheless, the uniformity of the building types acted as effective branding for the Salvation Army, as iconic as their distinctive uniforms. In the different areas of Australia, the Salvation Army building was thus immediately recognisable as a place of welfare and salvation."*

*"The built legacy of the Salvation Army is important in understanding the development of religious architecture in Australia, particularly in comparison to other non-conformist Christian churches. The arm, through its Property Department, was unusual in the procurement of ecclesiastical building in Australia because of its internalised nature. The Salvation Army created, through Edward Saunders and then Percival Dale, a distinctive architectural form that both reflected current architectural trends but remained distinct from them, capable of incorporating local inflections without losing close associations with the Army type."*

The following is an extract from the Heritage New Zealand website ([www.heritage.org.nz/the-list/details/7740](http://www.heritage.org.nz/the-list/details/7740)) summarising Lt Col Edward Saunders' contribution to the Salvation Army. The summary was presented in the context of The Salvation Army Barracks in Opotiki in New Zealand.

*"The Salvation Army Barracks (Former) was designed by architect Major Edward Saunders of Melbourne. Major Saunders is credited with John Gore of pioneering the Salvation Army in Australia. Born in Straffordshire in England he trained as a stone mason and worked in the building industry. He designed a number of buildings for the Salvation Army in Australia. Edward Saunders became an Officer in 1883 and the Salvation Army capitalized on his experience as a builder and sent him to Sydney to build a new Barracks for the increasing number of converts there. Other buildings being erected at that time were also supervised by him. He was appointed Property Secretary at territorial headquarters in Melbourne in 1889, a position that he retained until 1912, when as a Lieutenant-Colonel he retired from the Army."*

The following is an extract from the 1990 Heritage Study.

*"The last Church to have been built in Kyneton, the Old Salvation Army Church contrasts with the buildings and siting of the other 19<sup>th</sup> century churches in the town, which are all bluestone, gothic in architectural style and set in large grounds away from the main commercial street, Mollison Street. The acquisition of the site is also very different, the other (earlier) churches having received Government land grants, with the exception of the Congregationalists who insisted on buying the site of their Church, next to the others. In 1884 two Salvation Army Officers pegged out the site of the Drill Hall in Market Street to try and obtain it under a Miner's Right; this was quickly prevented by the Colonial Defence*

Department after local information was sent to the Minister. The design of the building by J. Flint itself is distinctive, as Salvation Army Churches were at that time."

"The old Salvation Army Barracks were built at the end of 1885, the foundation stones being laid on 3 September, while the building was opened on 25 November. The Army had attempted to obtain the Drill Hall site in Market Street during 1884 and opened a subscription list to build a Barracks on 11 October 1884. At the meeting held on 29 October to raise funds, a considerable sum was in hand. Mollison Street was the western edge of the original Kyneton Town Plan and the large 10 acre (4.047 hectares) lots on the east side were subdivided by private owners rather than the Crown as Mollison Street became increasingly the new main street of the town. Market Street at the back of High Street was the only street on the east side subdivided by the Crown."

The following is the text from the Discover Historic Kyneton disk on the outside of the building.

*"Salvation Army Barracks*

*The last Church to be built in Kyneton, the Salvation Army Citadel contrasts with the buildings and siting of the other Churches in town. The land was purchased in 1885 at the cost of 76 Pounds, and the distinctive design by J. Flint was similar to many other Salvation Army Churches at the time. The first meeting of the Kyneton Corps was held in the Kyneton Temperance Hall, in Mollison Street between the two hotels, in June 1884. Week-night meetings were held in the Temperance Hall and Sunday meetings at the Mechanics Institute. The Corps was officially opened on 20 December 1884, and the Barracks built during 1885. The foundation stones were laid on 3 September 1885, and the building officially opened on 25 November."*

The following is the text from the foundation stone on the building.

*"This stone was laid to the Glory of God buy Councillor J. Palmer, September 3<sup>rd</sup>. 1886, Rev W. Booth General, Ballington Booth, Marshal, James Barker, Major, J. Flint Architect"*

### Illustrations



Source 1990 Heritage Study



Source: KHS Photo, unnumbered, undated



Source: KHS Photo, unnumbered, undated

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this building are 6.5 Living in Country Towns, 8.1 Maintaining Spiritual Life, 8.3 Providing Health and Welfare Services, and 8.4 Forming Community Organisations.
- The terminology associated with this building varies – Citadel, Barracks and even 'church'. The Salvation Army however went to great lengths to avoid the term 'church' in keeping with their salvationist approach to worship and rejection of traditional church trappings and processes. The difference between a Citadel and a Barracks – in Army terminology was size, not function. Both a citadel and a barracks were a rallying point for the 'troops'.
- The physical size of the building indicates a large presence on the part of the Salvation Army in Kyneton and the importance of Kyneton to the movement. The fact that the adjacent towns (Gisborne, Malmsbury, Woodend, Lancefield or Romsey) do not have any Army presence would strengthen the importance of the Barracks in Kyneton.
- The Kyneton Barracks is unique, but formulaic. It is a large hall with a decorative symmetrical front. That front is decorated using bands, piers, oculi windows, parapets, corner bastions and tripartite windows. This building's most unique feature however is the pair of entrances either side of the façade, not centred which is the usual Army formula. It is still however strongly symmetrical. The level of decoration, and in fact its relative size, is a reflection of Kyneton's own importance and the strength of the movement in Kyneton.
- The decoration appears to be intact under the paint. The rendered portions of the elevation would have been painted, but the majority of the building would have been exposed red brick.
- In its all white current colour scheme the building may not be immediately recognisable

as a Salvation Army Barracks. However, behind the paint and current signage, lies a classic expression of the Salvation Army style of pseudo-military architecture, and on a scale rare in Kyneton.

- The interior of the building is still a large volume. The timber boarded ceiling and timber trusses are still intact and provide an almost church like feel to the building. Portions of the paneling on walls exist, although they are not intact throughout. The main portion of the walls are just painted brick. The paintwork is probably original to reflect light. A timber partition exists to the underside of the ceiling to divide the space into two unequal rooms.
- Likewise, the north wall of the building is timber and clad with weatherboards on the outside and a sheet material (?) on the inside. This possibly indicates an opportunity for the Army to expand the building in the future.
- The development to the west side of building is unfortunate, but this area, may in the future, offers some opportunity for redevelopment to complement a more appropriate/alternative use of the building. Any new development should allow the original building to visually dominate and reinstate its earlier architectural composition/materials. New building forms should be simple and contemporary and not attempt to emulate or copy the original building. If possible, they should be set back from the front and visually neutral in forms/colours. Signage should be subtle and respectful.
- The painting of the brickwork or the original building however is most unfortunate in appreciating the original building and should be reversed/mitigated at the earliest opportunity.
- The evolution and spread of the Salvation Army has been a worldwide movement and the building in Kyneton is a reflection of that in this region. The Army's alternative approach to the celebration of Christianity caught the mood of the time and has remained a force in the Kyneton community, Australia and the world. The movement's focus on the welfare of others is recognised today beyond its own membership.
- The Salvation Army has set itself apart from main stream religion in both practice and outward expression. Their use of uniforms, ranks, brass bands and even the architecture of its buildings are demonstration of quasi-military approach to salvation and uniformity.

## Comparative Threshold Statement

---

In terms of Salvation Army buildings, there are no others in the Shire. The size of this building indicates clearly that Kyneton was the centre for the Salvation Army for quite a large area.

Even within Kyneton itself, only the Mechanics Institute and the Town Hall are public meeting facilities of a comparable in size. The Mechanics Institute and Town Hall have a high degree of integrity internally and externally. Both of these have been added to the Heritage Overlay – HO254 and HO170 respectively.

Even compared to the churches in Kyneton, the Salvation Army Barracks is equal to the largest in size, the Catholic Church, which is include within the Kyneton Town Core Heritage Overlay – HO119.

It is recommended that within the Shire, the Salvation Army Barracks is comparable favourably with other similar buildings already included on the Heritage Overlay and worth of protection.

# Cottage Statement of Significance

Heritage Place: Cottage

PS ref no: HO306

82 High Street, Kyneton

37°15'07.07"S, 144°27'29.14"E



## Statement of Significance

- What is significant?
  - The Cottage is significant to the extent of the brick gable roofed building. The significance does not extend to the landscaping, fence or additions to the rear. Likewise, it does not include the interior of the building.
- How is it significant?
  - The Cottage is locally significant historically and aesthetically.
- Why is it significant?
  - The Cottage is significant historically as an early remnant building along the main entry into Kyneton. It was known this road contained many businesses and residences from the early development of Kyneton. This is a scarce survivor. (Criterion A)
  - The Cottage is significant aesthetically for its simple symmetrical composition, highlighted by dramatic quoins on the front. It is an interesting projection of sophistication superimposed upon a simple cottage form. Its aesthetic significance is further enhanced by the Cottage's visual prominence on the main road into Kyneton. (Criterion D, E)

## History

The following is an extract from the 1990 Heritage Study.

*"This house is most probably an early (1850s/'60s) one and is reputed to have originally been two storeyed. The building was used as the first Prospect House Academy, opening on 14 April, 1870. Most probably it had a verandah originally. The proximity of this house to the road, combined with its simple, early Victorian detailing, makes it something of a local landmark and one with a strong streetscape role. In the 1860s shops extended along High Street as far as Edgecombe Street, then called Boundary Road and these buildings have all disappeared, being replaced by a building stock from this century. This house is thus an important survivor from last century and its siting so close to the street is a reflection of the surrounding building stock at the time it was built."*

The following information is provided by the Kyneton Historical Society from their files.

- Built: Circa 1860
- Original Use: First Prospect House Academy.
- Auction 1903:
- Known as: Darby's Residence (1955-1994).
- Auction 1995: Bluestone cottage and handmade bricks, with five main rooms, detached Bungalow. Large allotment quarter of acre and current owners have resided here for 40 years.
- Purchased: By Sacred Heart College in 2002
- The three Darby sisters lived here from 1955 until 1995. Vera born 1908, Rita born 1910, Bertha born 1912. Their father was William Darby.

#### Illustrations



Source SLV H97.250/1999, dated 1963



Source: KHS unnumbered, photo in 2002



KHS, unnumbered, undated, building to the right identified as Darby's Grocery Shop, originally Chisholm Brothers

## Discussion

---

- The relevant historical themes for this property are 6.4 Making regional centres, 6.5 Living in country towns, and 6.7 Making Homes for Victorians.
- The building is now functionally part of the Sacred Heart College. The School did not respond to a request to inspect the building. However, representatives from the building managers for the Sisters of Mercy did request a meeting with the author and Council planning staff to discuss this building and the Sacred Heart College buildings. This was a cordial meeting with the building managers expressing relief at the extent of the listing and guideline for the future. The managers wanted to ensure their reading of the datasheets was in line with ours. An invitation was extended to visit the buildings. Their only specific request was that the extent of listing be limited to the building itself.
- The 1990 Heritage Study's statement that this building may have been two storeys has some support in the existence of a bricked up high-level window and sill on the east elevation. The rendered finish on the west side may cover further evidence.
- The Study's assertion of a verandah does not appear to have any basis in evidence on the building.
- It is, however, a distinctive small house on the original main street into Kyneton – High Street. Photos of High Street indicate other buildings of a similar scale on High Street, but not of this quality – brick with distinctive quoins. Its simple symmetrical frontage is typical of small early Victorian cottages but its brick construction and decorative quoins establish it as no simple cottage.
- There is not landscaping associated with this Cottage. The present fence is a new creation as are the weatherboard buildings at the rear.
- Access was not possible although limited visibility through the windows did not indicate any remaining traditional features.
- Its present colour scheme highlights the symmetry and composition, but it is doubtful that this degree of contrast was original. Brickworks was not usually painted, except as a later maintenance solution. The black and white photos of the building in the 1990 study, indicates the walls were a light and the quoins were accented. The present dark red was probably an attempt to replicate natural brickwork, and/or bring it into line with the adjacent and now functionally related Sacred Heart College School and Convent.
- The front and west side appear to have been rendered, although not well. It may be this was an attempt to address moisture in the walls rather than an aesthetic decision.

## Comparative Comment

---

In terms of simple early Victorian cottages, there are relatively few left in Kyneton. Photos indicate there were more along High Street, but of simpler construction.

Others similar cottages are already included on the Heritage Overlay in the Welsh Street Precinct (HO239) and the Residence at 48 Mitchel Street in Kyneton is recommended for inclusion as part of this Study.

It would be appropriate and consistent to include the Residence at 82 High Street, Kyneton on the Heritage Overlay.

# Sacred Heart College Statement of Significance

**Heritage Place:** Sacred Heart College – Chapel, Convent and Annex

**PS ref no:** HO307

94 High Street, Kyneton

37°15'08.43" S, 144°27'30.99 E



## Statement of Significance

- **What is significant?**  
Sacred Heart School is significant to the extent of the Chapel, Convent and Annex, including the interior of the Chapel. It does not include the interiors of the Convent or Annex, or any landscaping, fence or other buildings on the larger site.
- **How is it significant?**  
Sacred Heart School is locally significant historically, socially, aesthetically and architecturally.▪ **Why is it significant?**
  - Sacred Heart School is significant historically and socially for its role in providing Catholic education and supporting the Catholic faith in Kyneton. The quality of the built fabric of the School complements and reinforces the relative activity and dedication of the Catholic Church to the community. (Criterion A, G, H)
  - Sacred Heart School is significant aesthetically and architecturally for the uniformity and consistency of its physical expression and Federation Gothic design and its visual presence on the entry into Kyneton along High Street. (Criterion D, E)

## History

The following is an extract from the 1990 Heritage Study from the citation for this property.

*“The Sacred Heart College and former convent buildings are a local landmark in High Street, a key part of the history of education in the town and contain a significant chapel of the 1920s with an elaborate altar. Kyneton has only ever had a few three storeyed buildings and the school is the sole survivor, the coffee palace and third storey of the Club Hotel both having been demolished. The chapel is intact in terms of building fabric including wall lights, the altar and pews on the side walls. The remainder of the buildings are very largely intact and the rear hall, now with a mezzanine floor built within it away from the decorated walls, is the feature of the otherwise very simple interior. The cast iron verandah is a feature of the exterior, as is the small tower. The rose postcard shows the building before the addition of the chapel.*”

The Sisters of Mercy came to Kyneton from Geelong in 1889 and opened a convent school in the former Robert Burns Hotel at the corner of Yaldwyn and Wedge Streets. In 1901 the Sisters bought Prospect House Academy on the present site for £1,550. This site had originally been the Royal Oak Hotel and then Oaklands School before it became the Academy. Evidence within the roof indicates that a large room such as a hall or chapel was meant to be behind the front section of the school, but this never eventuated. The Chapel was blessed and opened by Archbishop Mannix on 19 December, 1926."

The following is an edited extract from [www.shckyneton.catholic.edu.au](http://www.shckyneton.catholic.edu.au).

"Our College has experienced an incredible journey since its beginnings, celebrating 125 years in 2014.

Sacred Heart College is one of several Catholic Secondary Colleges in Victoria owned and administered by the Sisters of Mercy (Melbourne Congregation). The Order was begun in 1831 by an Irish woman, Catherine McAuley.

At that time nuns were enclosed – they could not leave their convents – and Catherine, knowing this, had no wish to found an Order as she believed she could work more freely with the poor outside Religious Life. Catherine, however, was given permission to found a new type of Order "The Walking Nuns". They were allowed to leave their Convents to walk the streets to minister to those in need. They looked after the poor, sick and ignorant – founded homes for girls, began schools, visited the sick and gave hospitality to all. Their lives were centered on God and their belief was 'The poor need help today, not tomorrow'.

Catherine, an extraordinary woman, a woman of deep faith and trust in God, died in 1841, 10 years after founding the Order. Her work had already started spreading and, in the same decade as her death, the Order spread to Australia.

In 1846 the first foundation in Australia was made in Perth. Eleven years later, in 1857, the first Victorian foundation was made at Fitzroy – "The Academy of Mary Immaculate". In 1859 a foundation was made in Geelong and, from that foundation, thirty years later, the Sisters came to Kyneton – 1889.

A Brief History:

- 1853 The first Catholic primary school was opened in Kyneton by Fr. Stack with 59 pupils.
- 1889 The Sisters of Mercy opened St Joseph's school with 65 pupils on the corner of Wedge and Yaldwyn Sts.
- 1918 A new school building was built in Hutton St for St Joseph's.
- 1933 St Teresa's school, Jennings St was opened by the Sisters.
- 1968 Marist Brothers leave St Mary's school, Hutton St. The Apostolic Order of Carmel, the Indian Sisters came to St Teresa's to teach prep-2 and the Mercy Sisters teach 3-6 at St Mary's.
- 1979 Decision made to build new school.
- 1980 Building commences.
- 1981 August 16, the new school is opened.
- 2010 Outdoor passive play area built & main school building and offices refurbished.
- 2011 Multi-Purpose hall completed.
- 2014 New senior building completed.
- 2015 New junior playground installed.
- 2016 Major landscaping work completed.
- 2016 Shade covers over both playgrounds installed."

The following details are also presented in [www.shckyneton.catholic.edu.au](http://www.shckyneton.catholic.edu.au).

"M. Gabriel Sherlock (R.I.P. 1827-1897)

- St. M. Gabriel Sherlock was a past Principal of Sacred Heart College Kyneton (SHCK), July 1889-May 1892.
- In 1859, Sr. M. Gabriel came to Australia as part of a group of Sisters led by Mother Xavier Maguire to found a community at Geelong.
- Prior to her appointment to Kyneton, Mother M. Gabriel also accompanied five Sisters to a new foundation at North Melbourne.
- In 1889, Mother M. Gabriel was chosen to lead a group of Sisters to found a community in Kyneton. After nearly three years as Superior at Kyneton and Principal at SHCK, she was recalled to Geelong for another term as Superior.
- Years later, when the Kyneton Community went on foundation to Castlemaine they named the secondary school St Gabriel's in her honour.

1926 The Chapel

- Blessed and opened in December 1926 by Archbishop Mannix.
- The chapel alter was erected in Memory of Dean Hegarty and is built of marble with a carving in full relief of Leonardo da Vinci's 'The last Super'. Two life sized angels mound guard over the Tabernacle whilst in the sanctuary two more angels sculpted by Amerigo Martino Barrenti kneel in prayer holding ruby glass lamps. Many articles in the chapel have been presented in memory of loved ones."

The following is information prepared by the Kyneton Historical Society.

"Previous uses:

Royal Oak Hotel (1852), Prospect House Academy (1870-1879), Oaklands Girls School (1880). Background:

Purchased in 1902 by the Sisters of Mercy from Rev. Richmond, Prospect House Academy. The order commenced in Kyneton in 1889.

Work commenced in 1906 for the new Convent, with buildings of the old hotel being demolished, the only remains of PHA will be the school room.

Consecrated: March 3<sup>rd</sup>, 1907.

The present school room 15ft x 22ft will be converted into a chapel. The windows in the front will be altered and made semi-beaded in gothic style with coloured glass panels facing the north, constituting the chapel and three windows will be facing the west. A handsome gothic porch will be erected at the rear of the entrance to the chapel from the convent grounds. The new building that is now at the roofing stage is set back 70ft from the building line of High street and extend to 70ft frontage with a depth of 140ft. It consists of a three-storey building of gothic Architecture, erected on a cement concrete foundation. It is built of Northcote bricks with struck joints.

Architect:	Mr. T. A. Payne, Bourke Street, Melbourne.
Contractor:	Mr. W. L. Gillon, Melbourne.
Clerk of Works:	Mr. R. Duckworth.
Total cost:	£4490.

Additions to the Convent in 1909 covers an area of 57ft frontage by a depth of 60ft and consists of a two-storey structure. The foundations are of cement concrete, 2ft 9in wide for the outer walls, and 2ft for inside portion divisions on which are built brick footings 22 1/2inch wide up to the floor joists, all in cement compo, with a double damp course under all floors. Terracotta air vents are built in the outer walls with corresponding vents through the whole of the foundations to secure perfect ventilation under the floors. The superstructure of the building is for the outer walls, 16inch thick for the first storey and 11in for the second storey all constructed with a 2-inch cavity. The inner walls and partitions are 9 inch and 4 1/2 inch thick and the whole erection is brick with best Northcote machine bricks. The roof ceiling joists, first floor joists, etc., are all of Oregon and the roofing is of green Vermont slates, so as to blend with the present building. Brick piers built in cement support 6 inch by 4-inch, sleeper joists to carry the floors.

The floors are of red deal and the fittings are of red Californian pine. Doors and windows are of Gothic design. Swing doors connect the new portion with the former new building. The first floor is reached by a fine kauri and cedar staircase, and the glazing throughout is of a very choice design being Cathedral lead lights, rolled plate and best clear sheet glass. The front of the formerly erected buildings and additions has a very handsome verandah and balcony, with iron columns with caps and bases, cast-iron brackets and balustrading, all Gothic in design. The construction is of Oregon with 4-inch kauri pine floor to the balcony. The verandah is asphalted and has a 9-inch by 6-inch bluestone kerb. Under the kitchen a cellar 14 ft by 12ft, is provided and is fitted with wide Castlemaine shelving. The building is plastered throughout and finished with cement dados in the pupils' room.

The extra accommodation on the ground floor provides for a nuns' refectory, 22 ft by 17ft, a music room 17ft by 13ft, a pupils' refectory 22ft by 17ft, a studio, a hall and corridor etc.

This work was carried out by Mr. T.A. Payne of Melbourne, the contractor Mr. W.L. Gillon and the clerk of works Mr W. Byrne of Carlton.

February 12, 1912 – The Royal Oak Hotel and P.H.A have both given place to the stately convent, a beautifully kept garden in front and hidden from view by the buildings. The charming old terraced gardens of 50 years ago. Gone the old rollicking days, gone the mischief now replaced by girls' laughter.

References:  
Kyneton Guardian Newspapers  
Sisters of Mercy Archives – Alphington  
Photographs from The Kyneton Historical Society Collection  
Larina Strauch"

## Illustrations



[www.shckyneton.catholic.edu.au](http://www.shckyneton.catholic.edu.au),  
1908 Gabriel Sherlock Building Addition, undated.



[www.shckyneton.catholic.edu.au](http://www.shckyneton.catholic.edu.au)  
1926 The Chapel, undated



[www.shckyneton.catholic.edu.au](http://www.shckyneton.catholic.edu.au)

"24 August 1889 the Sisters open the Convent of Mercy, Kyneton, a boarding and day school for girls and young ladies", undated



Source: SLV H32492, Rose Postcard (1920s-50s)



Source: SLV, Rose Postcard (1920-50s)

## Discussion

---

- The themes from Victoria's Framework of Historical Themes associated with this property are 6.5 Living in Country Towns, 8.1 Maintaining Spiritual Life and Educating People.
- The School did not respond to a request to inspect the building. However, representatives from the building managers for the Sisters of Mercy did request a meeting with the author and Council planning staff. This was a cordial meeting with the building managers expressing relief at the extent of the listing and guideline for the future. The managers wanted to ensure their reading of the datasheets was in line with ours. An invitation was extended to visit the buildings. Their only specific request was that the extent of listing be limited to the buildings themselves.
- The site has been developed over the years with numerous buildings and facilities. In heritage terms, there are three buildings of interest – the Chapel, the Convent and the Annex. All three are redbrick with step pitched slate roofs and date from the early 20th century.
- Historically, the group of buildings demonstrate to commitment and dedication of the Catholic Church to the education of its children. This is a commitment not demonstrated on the same scale by other churches. The presence of the Chapel and the Convent are also indications of the unique nature of Catholic education.
- Although built over several years, the three buildings demonstrate a continuity of design which creates a unique complex on the northwest corner of the larger site. The use of the Federation Gothic style of all three building enhances the complex. The red brick provides a subtle continuity throughout as does the light coloured rendered/concrete trims. The two non-chapel building share window details, chimneys, and verandahs. While the chapel demonstrates a more secular expression of Gothic design, the tower provides a perfect change in the style.
- Inherently, the rear of the Convent and Annex are less visible and thus their contribution to the overall complex is less. There is an obvious front and back to these buildings (north and south), while the Chapel is more visually expressed all round. The visual 'statement' made by the complex is made by the front portions of the Convent and Annex. In relative terms of the rear portion of the Convent in are less contributory.
- The scale of the Convent is unique in Kyneton. Its three storeys and gabled projection/entry is a visual statement in a portion of Kyneton which is basically one storey. The statement is also religious, to project a relative degree of prominence too,
- The prominent rose window and stepped sanctuary on High Street accentuate its worship functions and delineate it functionally from the Convent and Annex.
- Without access, it is difficult to determine the importance of the interiors of the three buildings, although the documentary evidence certainly indicates the Chapel has several features worthy of note. It is anticipated that both the Convent and Annex have had changes over time.
- While the gardens in the environs of the three buildings are pleasant and present the buildings well, they are contemporary and do not contribute as 'original'. Likewise, the current fence is obviously modern, it is sensitive and complementary to the complex.
- There are many other modern buildings on the overall site. Many have used redbrick as a unifying feature. In heritage terms however, they do not make the same historical or architectural merit.

## Comparative Threshold Comment

---

Most of Kyneton already has heritage listings via a number of precincts. Included within those precincts are several churches and in particular Our Lady of the Rosary Catholic Church and Convent as part of the Kyneton Town Core Precinct (HO119). Similarly, the State School 343 is already included individually (HO8) and as part of the Kyneton Town Core Precinct HO119).

It would be appropriate and consistent to include Sacred Heart School on the Heritage Overlay.

# Ailsa Craig Statement of Significance

**Heritage Place:** Residence/Ailsa Craig/Rath Hill

**PS ref no:** HO308

24 Mollison Street, Kyneton

37°15'10.84"S, 144°27'10.11"E



## Statement of Significance

- **What is significant?**  
The Residence is significant to the extent existing weatherboard building, including its roof, cladding, doors and windows, decorative details and chimneys, as well as the interior. It does not include the fences, outbuildings or landscaping.
- **How is it significant?**  
The Residence is locally significant architecturally and historically to the Shire.
- **Why is it significant?**
  - The Residence is significant architecturally as an outstanding example of the Federation Arts and Craft style of building. The building is virtually a demonstration of the characteristics of the style and reflects an unusual quality of design and construction. (Criterion D, E)
  - The Residence is significant historically for its associations with Dr Duncan, a well-known and established figure in the Kyneton community. It is also associated with the Federation era and reflects the optimism of that era. (Criterion A, H)

## History

The following is an extract from the 1990 Heritage Study. It should be noted this study recommended this Residence for Local Planning Protection.

### *"Cultural Significance*

*This substantial dwelling is an excellent example of an Edwardian style residence and features embossed copper panels and other external details of interest. This building is most probably the finest, largest and most elaborate Edwardian era residence in the township of Kyneton and is a good quality design that is at the forefront of current architectural design, in contrast to the not far away Hollywood on the Kyneton Trentham Road. The copper sheet panels are a most unusual, if not unique detail. The elaborately decorated front gable is another, though far more common feature.*

*Other*

*This building was constructed in 1907, reputedly for a doctor. Later Mrs C. Anderson ran the Rath Hill Guest House in the building, charging summer rate of 10/6 per day or £3/3/- per week. "*

The following information has been prepared by the Kyneton Historical Society from its files.

*"24 Mollison Street, Kyneton.*

*Built: 1907*

*Original Owner: Dr. Robert Byron Duncan*

*Known as: 'Ailsa Craig'*

*Other Names: 'Rath Hill' Style:*

*Edwardian*

*Material: Weatherboard*

*Other Uses: Residence – Guest House, run by Mrs Anderson.*

*Background:*

*'Duncan of Kyneton' – had a reputation all over Australia. Dr. Robert Duncan was born at Ayr, Scotland on March 18, 1849 and when very young, was brought to Australia by his parents. His school education was at Scotch College, Melbourne, but he returned to Scotland for his medical studies and took the diploma of Licentiate of the Faculty of Physicians and Surgeons of Glasgow, in 1877, having obtained the Licentiate of the Society of Apothecaries of London the previous year. He returned to Australia immediately he was qualified, and after practicing for a year at Coleraine, settled in Kyneton.*

*He was appointed resident surgeon to the Kyneton Hospital in 1879, with the right of private practice, and retained that position until 1885, when he became Honorary Surgeon. He was a member of the Committee of the Hospital and its President in 1899.*

*Although a country Doctor he frequently came to Melbourne to attend meetings of the Medical Society of Victoria and the Victorian Branch of the British Medical Society of Victoria. He was a member of the Shire Council, and its President in 1904. He took a great interest in free-masonry and for many years was Treasurer of the Kyneton Lodge. He was twice married and had two sons and one daughter.*

*First wife being Miss Margaret Rennie, a member of a well-known Coburg family, some of whom enjoy a high repute in commercial and professional circles. In 1899 he married Flora the youngest daughter of the late Mr. W. Bowman, one of the pioneers of Kyneton and district.*

*While at Scotch College he rowed to victory in the school contests in 1872.*

*Dr. Duncan died on April 16<sup>th</sup>, 1916 aged 69 years.*

- Resident Surgeon 1879-1885.*
- Member of hospital committee 1889-1918.*
- Shire Councillor 1897-1905.*
- Foundation member of the Kyneton Masonic Lodge and treasurer.*
- Member of the A.O.F, a Justice of the Peace, a member of St. Andrew's Church.*

*Dr. Hugh Rennie Duncan, son of R.B. Duncan was a highly esteemed in the medical profession and worked for a time with his father until his appointment as resident medical officer at the Hospital for the Insane at Sunbury, he later resigned after 18 months and commenced practise in Kyneton. He died aged 33 years after contracting pneumonia, on December 31<sup>st</sup>, 1913."*





Source: KHS Photo, unnumbered, undated, 'Dr R.B. Duncan'



Source: KHS Photo BP1/541, undated



Source: KHS Photo BP1/540, undated



Source: KHS Photo BP1/545, undated

**L.J.HOOKER**

**AUCTION**

SATURDAY 17TH MARCH AT 11AM  
ON SITE

CNR BEGG & MOLLISON STREETS, KYNETON  
Terms: 50% end of 60 days, Balance 12 Months 12.5%

**"AILSA CRAIG"**  
CIRCA 1890

EDWARDIAN ELEGANCE WITH POTENTIAL PLUS

SPACIOUS 14 ROOM EDWARDIAN RESIDENCE CLOSE TO RESTAURANTS SHOPPING AND HOSPITAL IN CENTRAL KYNETON. THIS TWO STOREY DOCTORS RESIDENCE RETAINS ORIGINAL FIREPLACES AND DIVERMANTLES, LEADLIGHT WINDOWS AND ELEGANT STAIRCASE. RE-STUMPING AND OTHER RENOVATIONS CARRIED OUT BUT AMPLE OPPORTUNITY EXISTS TO RE-BUILD THE ELEGANCE OF THIS ERA TO YOUR REQUIREMENTS. IDEAL FOR RESTAURANT, PABA MEDICAL OR CONSULTING ROOMS ETC. GEROUS VENDORS TERMS AVAILABLE.

*John Sheppard*  
17/3/17

AGENTS IN CONJUNCTION: GROUND & DUNLOP, 46 AITKEN ST, GOSBORNE.  
PHONE: 243800

KYNETON (054) 22 2127	<b>L.J.HOOKER</b> REAL ESTATE	KEVIN SHEPPARD (054) 72 47	CASTLEMAN (054) 72 47
--------------------------	----------------------------------	-------------------------------	--------------------------

Source: KHS, unnumbered, undated.

## Discussion

- The themes from Victoria's Framework of Historic Themes associated with this Residence are 6.5 Living I Country Towns, 6.7 Making Homes for Victorians, and 8.3 Providing Health and Welfare Services.
- The name 'Ailsa Craig', given to this Residence by its first owner is fitting given his cultural background. Ailsa Craig is also the name of an island 16 kilometres off the Scottish Ayrshire coast, not far from Dr Duncan's birthplace of Ayr. Like the Scottish accent, Scottish associations are hard to excise.
- The owners did not respond to a written communication for an inspection, so the interior has not been inspected.
- The Residence is possibly the finest and most accomplished of its style in Kyneton. Most accurately defined as Federation Arts and Crafts in style, externally the building demonstrates a high integrity. The style was more than just a façade, its examples were

meant to be viewed 'al round'. The roof is a dominate feature, with large overhangs and is tiled. While this style is most frequently seen in red brick, this Residence is all timber in construction. That however has not restricted the Arts and Crafts expression, with this Residence's walls having notched weatherboards, square edged weatherboards and stucco finish above. The lead light windows, with rendered and shingle infills of the overhanging gables. The chimneys are red brick with dominant rendered cap and terra cotta pots. The modest 'eye lid' dormer window on the north side of the roof, and the copper 'relief' panels over the front windows are particularly interesting and notable features. This is a quality building in both design and construction.

- As stated, the author did not have access to the interior. However, at some stage the Kyneton Historical Society did have access and took several photographs during an earlier renovation. While there appears to be traditional joinery and features existing at that time, it is noted that all the plaster has been stripped from the walls. It is unknown whether the lath and plaster finish was reinstated or replaced with plasterboard. Considering the quality of the outside of the Residence, the author is assuming the interior is still intact – at least in some rooms.
- There is a garage at the rear which is obviously modern. There may be changes at the rear (east) of the building, but they were not visible.
- The picket fence at the front of the Residence does not match the early photographs but is appropriate. However, the metal fence along the north boundary is inappropriate.
- The landscaping generally is overwhelming and obscures views of this magnificent building. The 'lower' vegetation is only visible at the front but does not appear to be early or original.
- The building's corner location highlights its design and significance.
- An inspection of the Residence will enable a more accurate assessment of the rear and interiors of the building. It may be that only portions of the interior warrant inclusion on the Heritage Overlay. It may be possible to develop a brief, mutually agreed' management document to identify features or locations which are exempt from the requirements of the Heritage Overlay. This document could then be included in the Planning Scheme as an 'incorporated document' to give certainty to the owners/occupants.

## Comparative Comment

---

Most of Kyneton's residences have been included on the Heritage Overlay as part of Heritage Precincts. For an unknown reason, the Mollison Street Heritage Precinct (HO162) stopped short of this building. The Heritage Overlay includes numerous individual residences as well, but most are of the late-Victorian or Federation style.

The outstanding merits of this building, particularly in the context of other earlier residences in Kyneton, warrants highlighting and protection.

It would be appropriate and consistent to include the Residence at 24 Mollison Street, Kyneton on the Heritage Overlay.

# Grandstand Statement of Significance

**Heritage Place:** Showgrounds Grandstand/Lewers Stand **PS ref no:** HO309

Mollison Street, Kyneton

37° 14' 37.81"S, 144° 27' 16.93"



## Statement of Significance

### ▪ What is significant?

The Grandstand is significant to the extent of its brick structure, including the roof, stairs, openings and framing under the roof. The significance does include the interior of the change rooms but does include the painted Honour Roll of Agricultural Society Presidents.

### ▪ How is it significant?

The Grandstand is locally significant historically, socially, aesthetically and architecturally.

### Why is it significant?

- The Grandstand is significant historically and socially as a familiar venue at a popular community facility, supporting numerous sporting and community activities. It is particularly significant for its association with JG Lewers, a notable community activist and member of numerous community groups which furthered the advancement of Kyneton. The Grandstand is of course also significant for its associations with the various groups which used its facilities, both sporting and community. (Criterion A, G)
- The Grandstand is significant aesthetically and architecturally as an archetypal expression of grandstand design of the period – red brick, cantilevered roof and double stairs. (Criterion D, E)

## History

The following is an extract from the 1990 Heritage Study.

*“Cultural Significance*

*The Showgrounds grandstand is a good example of such a structure from the early 20<sup>th</sup> century and the only such structure in the Shire.”*

The following information has been prepared by the Kyneton Historical Society from their files.

*“Grandstand – Kyneton Showgrounds, Mollison Street*

*Built: 1929-1930*

*Previous Owner: Kyneton Agricultural Society*

*Current Owner: Macedon Ranges Shire Council*

#### Background:

- Purchased 20 acres of land from Mr George Hall at \$150 per acre.
- In 1921 the Agricultural Society moved to the Mollison street site and was granted a National show to mark the occasion that was staged over two days for show.
- In 1925 – tree planting began by show society as no shade available at the new site.
- Until 1929 arena fence consisted of one railing, but it was decided to picket it all round. Total 2829 pickets were needed to complete this task.
- 1941 – Saw a financial crisis and the society decided to offer grounds to the Council. Buildings would remain the property of the Society.
- Former Shire of Kyneton take over Showgrounds in 1968, purchased from Agricultural Society \$6000 for the Victoria street site. This would be used as a second wicket pitch for the Kyneton Cricket Club, who also had its main pitch on the western oval. This club would later re-locate to Barkly Square.

#### Proposed Grandstand

Mr. Lewers said a wish had been expressed both inside and outside the society for the erection of a grandstand and luncheon booth in one building on the show ground, and the advisory committee had met on Thursday and decided to recommend the general committee to erect such a building at once. The ladies were emphatic about the necessity for providing an up-to-date comfortable luncheon room. He pointed out that the erection of this building would supply a long felt want, that it would be revenue producing, and that it would be a profitable investment for the society. The financing of the building should not be a serious matter, and he advised that debentures up to £1500 be issued on second mortgage of the show ground. In addition, he felt quite sure that at least £200 would be subscribed by persons who did not wish to take debentures but who would be very pleased to see the building erected. He had, in anticipation of the committee's consent to the erection of the building, already interviewed several residents, and had no trouble in getting promises to take debentures to the value of £1500, in fact, he found the people not only willing, but anxious to take them. On the previous evening he had two offers from Karlsruhe to take debentures to the value of £50 each. He felt sure that, if the committee agreed to the proposal, they would not be shouldering any responsibility which they would not be able to meet, especially as they would have the public behind them. In any case it was the duty of the committee to make provision for the comfort of their patrons, and it was out of the question to go on using the old shed they had for luncheon purposes.

Mr. McCarthy expressed doubt whether a building that would be much use to the society could be erected for £1500. He suggested the advisability of getting an architect's opinion and estimate before entering into any commitments.

Mr. Levers repeated that he felt sure they could get £200 by voluntary subscriptions, making a total of £1700. He felt sure that, if they launched an appeal, they would get liberal support. He had been speaking to Mr. Armstrong, proprietor of the Guardian, who had generously offered to allow an appeal to be made through the columns of his paper and to take charge of subscriptions. In any case he did not propose that the society should commit itself to more than the amount he had stated. If it were found that the building would be too costly it need not be gone on with. He certainly would not advise the committee to undertake this responsibility unless he felt sure they would be able to successfully finance it.

Mr. Dargan said it would be a great pity to let the present opportunity to erect a grandstand pass without taking advantage of it. Mr. Lewers had evidently gone to a lot of trouble and found that he would have spontaneous support of the public towards his proposal. The opportunity was a golden one, and the committee should not let it pass. Mr. Vereker thought that Mr. Lewers deserved the thanks of the committee for the trouble he had gone to. Personally, he considered the committee should go straight ahead with the proposal, and that alternative tenders should be invited for wood and brick. He suggested also that, in the event of the grandstand being built, arrangements be made for the parking of cars. Unless that were done many would probably prefer to sit in their cars instead of using the grandstand.

Mr. McKnight was in favour of the grandstand but would like to know how it was proposed to allocate the revenue derived from it. The society would, of course, have the takings of the grandstand on show day, but what about other days when carnivals, etc., were run by outside bodies? Replying to Mr. McKnight's query, Mr. Olive suggested that a grandstand trust be created to have control over the structure and collect all fees. The president said Mr. Olive's suggestion seemed a good one, but all details relating to the collection of fees, etc., could be arranged after the stand was built. The proposal was

supported by Messrs. Rollinson, Morris Starke, Donnelly, O'Neill, and McWhinney. Mr Starke, however, sounded a note of warning by reminding the committee that they would have to be careful, as they had been only able to redeem £400 worth of debentures in eight years. He admitted that a good deal of money had been spent on improvements, but still he advised caution. He did not like to hear the president say that they could not expect the grand stand to liquidate itself.

Mr Olive; I maintain that it will pay interest and sinking fund from the start.

Mr Lewers then moved "That the Society borrow the sum of £1500 for building a luncheon room and grandstand., the loan to be secured by the issue of debentures repayable in 5 years with an interest at 5 per cent, secured by second mortgage of the show ground; the conditions of the debentures to be like the conditions of the existing debentures." The motion was carried, and the president and Messrs. Rowan, Skehill, McCarthy, O'Neill, Lewers, Olive McWhinney, and Colliver were appointed to give effect to it and to arrange for estimates, etc. It was also decided to take advantage of Mr. Armstrong's offer to open a subscription list in the Guardian.

#### A Suggestion

Mr Rowan said he thought it advisable to have the sporting clubs represented on the committee and suggested that they be asked to nominate representatives as vacancies. Consideration of this suggestion was deferred for one month on the motion of Mr Dargan Kyneton Guardian 18<sup>th</sup> July 1929."

#### "OFFICIAL OPENING OF GRANDSTAND CEREMONY THIS AFTERNOON

The official opening of the brick grandstand erected for the Kyneton Agricultural Society on the show ground at a cost of a little over £2000 will take this (Saturday) afternoon at the motor gymkhana arranged in connection with the function.

There was a full attendance of members of the committee appointed as stewards for the motor and other events on the ground yesterday afternoon for the purpose of marking out the oval for the motor competitions, which will be conducted in the order they appear on the programme. In the bending race the competitors have to drive through twelve gateways formed by flagged stakes 6 feet apart and arranged in the form of the figure "8." The only event in which more than one car will transverse the course at the same time, apart from the musical chairs competition, is the liquid race, in which three or four cars will start at a time, the heat winners contesting the final.

The first event is timed to start at 2 o'clock sharp. Lots will be drawn to decide the order in which the motorists will compete. The weather will, of course, be an important factor in the success of the gathering. Trophies will be presented, and prize money paid on the ground.

As previously stated, the charge for admission to the ground will be 1/-; children under 15, half price.

Kyneton Guardian 12<sup>th</sup> April 1930."

#### "AGRICULTURAL SOCIETY'S ACTIVITIES GRANDSTAND OFFICIALLY OPENED

The official opening of the new grandstand recently erected by the Kyneton Agricultural Society on the show grounds at a cost of £2000 was performed on Saturday. To mark the occasion, a motor gymkhana and sports was held. The weather was ideal, but the attendance of the public did not fulfil expectations, and only £18 was taken at the gates. The spectators evidently preferred the beautiful sunshine to sitting in the stand, and the takings from the latter amounted to only £1/10/-. The Kyneton Town Band was in attendance, under Bandmaster Rasmussen, and rendered several selections, which were much appreciated. The ladies' advisory committee conducted the luncheon booth and did a good business. Mr. J. Quinn, of Wedgwood's Hotel, had the publican's booth.

The entries for the various events were large, and the interest was well maintained, everything running smoothly. The president (Mr. J. C. Taylor) and secretary (Mr. P. H. Watkinson), supported by members of the committee, worked hard to assure success, and no effort was spared to make the day a memorable one. The committee are to be congratulated upon the way in which the gymkhana was carried out and they are hoping to make the function an annual event.

#### Opening of Grandstand

The ceremony of declaring the grandstand open was performed at 4 p.m. by the president of the society (Mr. J. C. Taylor), who briefly reviewed the activities of the society

since it purchased the site for the new show ground nine years ago. He did not think, he said, that he was leaving himself open to contradiction when he expressed the opinion that wonderfully good progress had been made. The society's latest achievement was the erection of that fine building around which they were now gathered. It was certainly a very fine building and was recognised as one of the best of its type on any country show ground in Australia. That the society was able to erect it and to effect so many other improvements on the ground during the comparatively short time they had it under their control was evidence that they had the people of the town and district behind them in the progressive steps they were taking. As far as the grandstand was concerned it was practically a one man undertaking. That one man was, Mr. Lewers, the society's much respected and popular treasurer. Mr. Lewers had been the society's treasurer for more than 20 years, and, though he had solved many other financial problems for them, the erection of this stand was the crowning work of his useful service for the society. There were others, including the architect and contractor who deserved credit for the suitability of the structure and the good workmanship that had been put into it, but Mr. Lewers stood alone as the hero of the undertaking, because, but for him, there would be no grandstand there. Besides doing invaluable work in placing debentures, Mr. Lewers collected over £500 to assist in the financing the undertaking. It was therefore a fitting tribute to one who had worked so zealously and untiringly that the building should receive the name which the committee had decided to give it – "The Lewers Stand." He had very much pleasure in officially bestowing that name upon it and in declaring it open. Mr. Lewers addressed the gathering briefly, thanking the president for his kind references to him, and the committee for the great honour they had conferred on him by so closely associating his name with the grandstand. He did not think he was deserving of all the praise so lavishly bestowed upon him by the president. He had certainly taken a prominent part in bringing about the erection of the building, but he had been ably assisted by other members of the committee and by the general public. Now that the building was completed, he wished to take the opportunity of publically thanking the generous donors who made its erection possible, and all others who had assisted in any way in making it such a valuable and useful asset to the society. A voice in the crowd called for three cheers for Mr. Lewers and these were given with enthusiasm.

Bedding Race. – P. Barry, 1; R. Knights, 2. Time, 39 sec. 16 entries.

Potato Race. – S. Henderson, 1; R. Knights, 2. Time, 49 1-5 sec. 19 entries.

Balloon Race. – G. Clark, 1; W. Place, 2. Time 42 sec. 14 entries.

Musical Chairs. – S. Henderson, 1; L. J. Foreman, 2. 10 entries.

Liquid Race. – P. Barry, 1; c. Duckworth, 2. 10 entries.

Blind Driving. – G. Clark, 1; S. Henderson, 2. 13 entries.

Boys' Bicycle Race (half mile). – A. Shepherd, 1; S. J. Hammond, 2. Three entries.

Kicking Football. – C. Jones, 1, Eight entries.

Bowling at Wicket. – J. Maxwell. 49 entries.

Youths' Bicycle Race. – H. McMeekin, 1; P. Jacobs, 2. Eight entries.

Stepping Chain. – L. J. Foreman, 1. 72 entries.

Kyneton Guardian 15<sup>th</sup> April 1930"

#### "DEATH OF MR. J. G. LEWERS

A public-spirited citizen who brought vision, enthusiasm and resourcefulness to the art of living worthily in a country town.

The deepest of regret is felt all over the district at the death of Mr. J. G. Lewers, which occurred at his residence, Baynton Street, Kyneton, on Sunday evening after an illness of a few weeks duration. He was in his 77th year.

For nigh on thirty years Mr. John Gelty Lewers laboured quietly and unostentatiously and with signal success for the advancement of this town and district.

He was appointed to succeed the late Mr. Henry E. Best as manager of the local branch of the Bank of New South Wales on October 14, 1909, being at that time manager of the important branch at Hay, and previously held the position of manager at Urana, Rochester and Deniliquin, knowing the Riverina like a book. He arrived in Kyneton early in 1910.

The Bank of New South Wales was opened in Kyneton in 1854 with Mr. A. Archer as manager, on the site of Halliday's Folly, the brick building at the corner of Wedge and Piper streets. Land on the opposite side of the street at the corner of Piper and Powlett streets was then purchased and a commodious bluestone with a side garden erected. Mr. Archer who laid out Fiddlers' Green as a pleasure resort, was a fine public-spirited citizen, the traditions of community service he set being nobly maintained by his successors and by none more ably, more consistently and more unselfishly than by John

Gelty Lewers.

The son of the minister, he came with his parents from North Ireland to Victoria when an infant in arms. His father occupied several important pulpits and died at the age of 91 years in Eaglehawk.

On his settlement in Kyneton Mr. Lewers interested himself greatly in St. Andrew's Church and was the power behind the throne in every movement to improve the church property.

When war was declared his twin sons, Basil and Harold, volunteered and served abroad with the A.I.F., their names appearing on the Honour rolls of Kyneton shire and the officers of the Bank of New South Wales and St. Andrew's, Kyneton.

Their father served his country with impassioned zeal at home – war loans, war savings certificates and every form of national service possible had the utmost strength of his support, while the Red Cross and other patriotic societies were always sure of his sympathetic help. Frequently he said how regrettable it was that the self-denying services of women in country towns, e.g. Kyneton, were not publically recognised by the State, but deprecated any mention or expression of appreciation of the value of his own services. The welfare of the returned soldier was near to his heart and Kyneton owes its Soldiers' Memorial erected by the voluntary contributions of its people with no recourse to anything but voluntary gifts to his enthusiastic work as treasurer of the fund.

When the business centre of Kyneton had moved from Piper to Mollison Street the Bank of New South Wales erected banking premises in Mollison Street in 1903–4, the manager still residing in Piper street premises. In 1924 to the handsome block of buildings and offices in Mollison Street was added the manager's residence which Mr. and Mrs. Lewers were the first to occupy. In July, 1928, Mr. Lewers resigned after 48 years valued service on reaching the retiring age. Much to the gratification of Kyneton district residents, Mr. and Mrs Lewers decided to make their home in Kyneton, building a comfortable villa in Baynton street where he enjoyed his hobby of gardening.

The next year he became the hon. secretary and treasurer of the Auxiliary of the Royal Institute for the Blind, giving that work the same enthusiasm as had marked him during the war. He was also a trustee of the Mechanics' Institute. About 1911 he was elected hon. treasurer to the Kyneton Agricultural Society and there his enthusiasm and interest were of extraordinary value, especially when the society purchase the new show ground. That interest continued long after his retirement from the bank and on 11th May, 1929, he was entertained by the Agricultural Society after being treasurer for 17 years, the presentation to him by his wish being limited to a set of Barling pipes. On 12th April, 1930, the handsome brick grandstand at the show ground which Mr. Lewers advocated and for which he collected himself £500 was opened officially and named the Lewers Stand. His predecessor's name is perpetuated in the Best Ward at the Kyneton Hospital (this was the old hospital in Simpson Street) and Mr. Lewers name at the show ground.

In 1935 a handsome honour board bearing the names of the presidents of the Agricultural Society from 1856 was unveiled in the Lewers Stand.

Mr. Lewers has also entered fully into the social life of the town. His relationship with the young men under his control and guidance in the bank was always paternal in its affection and uplifting in his Christian outlook on life, while to the bank's clients he was guide, philosopher and friend. He was always ready to speak those words of appreciation, congratulation and encouragement that all crave but few bestow. Shakespeare described men such as he when he wrote: "His life was gentle and the elements so mixed in him that nature might stand up and say to all world, 'This was a man.'"

The town and the district are the poorer for his passing but the richer that for nearly 30 years they have had the privilege of his presence among them, his interest and sympathetic help, advice and example of unselfish service. His pilgrimage is finished but Kyneton will miss sorely his kindly presence in the streets of our town, his encouraging word, his unflinching interest and his genuine friendliness.

To his widow and his three sons and grandchildren unstinted sympathy goes out in the loss of a devoted husband and father. His sons are Messrs. Basil Lewers, manager of the Bank of New South Wales, Holbrook; Harold Lewers, manager of the branch in Finlay; and

John Lewers, of the State Savings Bank, Geelong. His only sister is Miss Fanny Lewers, of Melbourne, to whom also much sympathy is felt in the loss of a loving brother.  
Kyneton Guardian 24<sup>th</sup> January 1939"

"LATE MR. J. G. LEWERS

A large and representative gathering of citizens paid their last tribute of respect to the memory of Mr. J. G. B. Lewers on Tuesday afternoon by following his remains to the place of interment, Kyneton Cemetery. The coffin, upon which was placed many beautiful floral emblems, was carried by Messrs. Harold, Basil and John Lewers (sons) and Maurice Hurry, whilst the pall was supported by Dr. Arnold Caddy (Agricultural Society), Messrs. J. L. Thompson (R.S.S.I.L.A.), H. London, E. D. McKenna, Geo. Swanson and J. J. O'Neill. The services at the home and the grave were conducted by Canon A. G. Horner (Church of England). Amongst the flowers which were sent by sympathising friends were handsome wreaths from president and committee Kyneton Auxiliary for the Blind, officers and committeemen Kyneton Agricultural Society, Kyneton sub-branch R.S.S.I.L.A., and Kyneton Lawn Tennis Club. The mortuary arrangements were under the direction of Mr. W. Raymer.

Kyneton Guardian 26<sup>th</sup> January 1939.

"Recent Upgrades:

- In 2004-2005 – Council awarded funding for restoration of the Grandstand – State Government \$64,600 and council \$75,000 the club committed man power to keep costs down.
- New roof, seating, floor, brickwork, piers and storm water drainage will be undertaken.
- Changes to structure and seating to bring it in line with OHS.
- August 2006 – Completion of grandstand renovations."

Illustrations



Source: KHS unnumbered, 24 January 1939



measures, have recognised its importance and worked around it.

- Like so many endeavours in the Shire, the Grandstand was a product of the people (War Memorials, Avenues of Honour, Mechanics Institutes and churches). This was not a state or local government initiative – although local government later took over its management. The Grandstand was proposed, funded and built by the Agricultural Society – the 'community'.
- While such grandstands are commonly associated today with sporting events, the origins of this structure with the Agricultural Society reinforces the importance of agricultural pursuits and Shows in Kyneton and the district.
- The 1990 Heritage Study recommended that the 'Grandstand and Mature Planting' be included on the Heritage Overlay. There is no mature planting in the environs of the Grandstand. There are 'avenues' of trees along nearby Beauchamp Street (already listed as HO13) and at the south side of the showgrounds. The latter are well removed from the Grandstand. It will be a recommendation to look at listing these separately, along with other avenues of trees in Kyneton in the future.

## Comparative Threshold Comment

---

Grandstands have been recognised heritage places within the existing Heritage Overlay, usually as part of precincts of sporting facilities. This includes the grandstands at the Kyneton Racecourse (HO41) and Lancefield (HO52). These are of similar vintage as this Grandstand.

It would be appropriate and consistent to include the Kyneton Grandstand on the Heritage Overlay.

# Hollywood Statement of Significance

**Heritage Place:** Residence/Hollywood

**PS ref no:** HO310

1829 Trentham Road, Kyneton

37°15'55.09"S, 144°26'47.08"E (Residence)



## Statement of Significance

- **What is significant?**

The Residence is significant to the extent of the Residence and an approximate landscape context of 50 metres radius from the centre of the Residence. This does not include any outbuildings or the interior of the Residence.
- **How is it significant?**

The Residence is locally significant aesthetically and architecturally.
- **Why is it significant?**

The Residence is significant aesthetically and architecturally in its illustration of the principal characteristics of a Federation Queen Anne style building, which was the favoured style leading up to Federation and expresses the optimism of the time. The Residence is constructed of red brick with rendered flowing details notable from the more frequent expression of this style in timber. Its appearance in black and white photocopies give the impression of a quality construction and design. Its treed environs complement its style and accentuates its presence in the landscape surrounding Kyneton. (Criterion A,D, E)

## History

The following is an extract from the 1990 Heritage Study.

*"Cultural Significance*

*Hollywood and its mature trees are a major element in the landscape, whilst the building is one of the very small number of residences from this period in the Shire. The brick porch, projecting side gable section with bay window and part encircling timber veranda are the main external features. The stucco tops of the chimneys have incised foliated decoration in a rather stiff form, in contrast to the curvilinear European art nouveau decoration of the time, or the more heavily foliated Australian version of the overseas fashion. The basic form of the building is very much a nineteenth century design."*

The following information has been prepared by the Kyneton Historical Society from its files.

*"'Hollywood' – Trentham Road*

Built: c 1900s  
Original Owner:  
Previous Owners: Mrs. Isobel Lippe - 1921  
Mr. Robert Robertson (1922-1924)  
Mrs Lightfoot, of Glenlyon (Feb, 1924)  
Mr. W. Pizer  
Edith Murray (1939-1951)  
Materials: Brick

*Sale of Hollywood:*

Another phase in the history of the late Mrs Isobel Lippe, whose body was found at the foot of the cliffs at the Gap, Watsons' Bay, Sydney on June 14<sup>th</sup>, 1921, was reached on Thursday 14<sup>th</sup> December, 1922 when the property was offered for sale at the Newmarket Hotel, Kyneton. A good attendance with bidding started at £3000 and advanced by £100 and £50 bid to reached £3500 and was knocked down to Mr. Robert Robertson, of Laverton, a former resident of Karlsruhe.

Comprising of 40 acres of choice agricultural land, situated about ½ mile from Kyneton Railway Station, and having thereon a brick villa (sewered and water laid on), containing 8 rooms, bathroom, kitchen, pantry, washhouse and store-room. Other improvements consist of stable, woodshed, cowshed etc., and good flower, fruit and vegetable garden. (Thursday 14<sup>th</sup> December, 1922 in estate of the Late Mrs Lippe).

Purchased by Robert Robertson on December 16, 1922, for \$7000.

Re sold in February 1924 and purchased by Mrs Lightfoot, with the property being managed by Mr Les Murray as a stud farm.

Mr. W. Pizer of Hollywood was the winner of the horse section at the Royal Show September 14, 1930.

October 20<sup>th</sup>, 1951 – late Mrs E. Murray – consists of 39 acres. Brick home – six rooms, kitchen & maid's room on bluestone foundations, garage, loose boxes, men's quarters.

Death – Murray – On May 1<sup>st</sup>, 1951 at Kyneton, Edith Violet Murray, loved mother of Victor, Leslie, Gladys (Mrs F Brinks) and John.

Funeral – The funeral of the late Mrs Edith Violet Murray will leave the residence of her son, Mr Victor Murray, 14 Langley Street, Kyneton this day (Thursday) at 3 pm for the Kyneton Cemetery. W. Raymer, Funeral Director, Kyneton, phone 254.

The last sad rites in connection with the death of Mrs Edith Murray took place when following a service conducted by the Rev. D.M. Harper at the home of her son, her remains were laid to rest in the Kyneton Cemetery. The coffin-bearers were Messrs. Leslie and John Murray (sons), F. Brink (son-in-law), J. Murray, G. Murray and D. Radley (grandsons). The service at the grave was conducted by Rev Harper in the presence of a large and representative gathering of citizens. Many beautiful floral tributes from relatives and personal friends were placed on the coffin.

Obituary – The death took place at Kyneton of Mrs Edith Violet Murray, formerly of 'Hollywood', South Kyneton, after a long and trying illness.

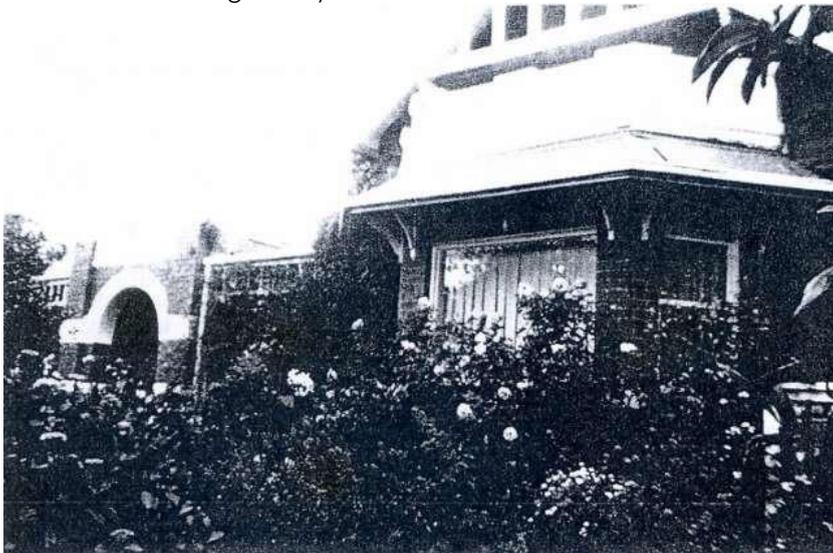
The late Mrs Murray was married to Mr David Murray at Glen Innes, NSW. She came to Kyneton over 20 years ago and for some considerable time has lived a quiet, retired life. She was possessed of a kindly affectionate disposition and found her chief happiness in her home circle and in association with her friends. She is survived by three sons and one daughter, for whom sympathy will be felt in their loss.

References:  
Kyneton Guardian Newspapers"

Illustrations



Source: 1990 Heritage Study



Source: 1990 Heritage Study



Source: 1990 Heritage Study



Source: 1990 Heritage Study

## Discussion

---

- The themes from Victoria's Framework of Historical Themes associated with this place are 6.5 Living in Country Towns and 6.7 Making Homes for Victorians.
- A request for access to the property was declined by the owner. A meeting was held however with the author and Philip Schier. While the owners had philosophical concerns about the inclusion of their property on the Heritage Overlay, they were specifically concerned about the potential in the future to subdivide the property.
- In making an assessment, the author is totally dependent on the 1990 Heritage Study and the information provided by the Kyneton Historical Society. Even from the public realm, visual access to the building is limited.
- Sited on a hill, the Residence appears surrounded by an established garden and tree plantings. The established context is indicative of high-status property and residence on the periphery of Kyneton.
- The description of the Residence and photos from the 1990 Heritage Study indicates a sophisticated building comprised largely of red brick but with rendered decoration of an art nouveau design. In terms of an architectural style it appears to bear the hallmarks of the Federation Queen Anne style, with decorative render details and timber verandah decoration. In most cases within the Shire, this style of building has been constructed in timber. This is one of the few in masonry. This is a style reflecting the growing optimism of the forthcoming Federation of Australia and the moving beyond the 1890s depression. This was a period of growth in the environs of the Shire.
- The 1990 Heritage Study does not mention the interior of the Residence, or any other structures which might be present. In this regard, no restrictions are proposed. However, if further information is forthcoming, this may need to be reviewed.

## Comparative Comment

---

Kyneton is notable for its quantity of quality brick and bluestone residences. Most are included within precincts already on the Heritage Overlay (HO119, HO132, HO211, etc). This Residence appears stylistically to be slightly later but of a similar quality.

It would be appropriate and consistent to include this Residence on the Heritage Overlay

# Minerva Statement of Significance

**Heritage Place:** Residence/Minerva/Woolston, Straun

**PS ref no:** HO311

24 Market Street, Kyneton

37°14'56.28"S, 144°27'18.68"E



## Statement of Significance

- What is significant?
  - The Residence is significant to the extent of the exterior of the masonry bluestone and brick portions of the building. The significance does not include the present weatherboard portions, fence, gate, outbuildings or interiors.
- How is it significant?
  - The Residence is locally significant historically, aesthetically and architecturally.
- Why is it significant?
  - The Residence is significant historically as an early Victorian cottage from the era when High Street was a major commercial area and residences and shops were either co-located or more closely located. It is also historically significant for its variety of uses and its use as a school – prior to the establishment of formal government schools. (Criterion A, G)
  - The Residence is significant aesthetically and architecturally for its demonstration of classic early Victorian cottage characteristics – bluestone walls, symmetrical composition, steep roof pitch, surrounding verandah and tall chimneys. Its roof pitch in particular is notable in the context of the lower pitches of most other later Victorian residences in Kyneton, as is the symmetrical composition where later Victorian buildings are asymmetrical. (Criterion D, E)

## History

The following is an extract from the 1990 Heritage Study

*“Cultural Significance*

*Built in at least two sections in stone and timber, this house is one of the quite small number of bluestone houses which have survived and they illustrate the range of housing built last century, as well as providing streetscape and townscape interest. High Street behind was a shopping street on the edge of Kyneton from the later 1850s and Market Street was a Crown subdivision of 1866 to supplement the small lots available in this area, High Street having been the result of private subdivision of Crown allotments. This house is typical of the period in design, though the front windows may be later. The combination of*

*substantial stone and diminutive timber sections gives added interest to the building."*

The following is the text from the 'Discover Historic Kyneton' disk on the front gate of the house.  
*"Henry George Powell, as seedsman and florist with a shopfront on High Street, purchased the land from the Crown in 1867 and built this house of finely sawn local stone. Mrs Elizabeth Wallace from Dundee in Scotland conducted a girls' boarding school here in the 1870s, called Minerva Academy. Subjects included literature (English and French), essay writing, grammar, arithmetic, music and drawing. Under Mrs Wallace the school had over 80 pupils, one of whom was the renowned artist Clara Sothern. It is now a private residence."*

The following information is provided by the Kyneton Historical Society from their files.

*" Original Crown Grant Lot 8 Section F 2, purchased for £26/5/- by H.G. Powell*

*Built: 1867*

*Original Owner: Henry George Powell*

*Occupation: Seedsman, Florist, Hay & Corn Merchant, Fruit grower*

*Known as: 'Struan'*

*Other Names: Woolston, Minerva*

*Materials: Sawn stone and timber additions.*

*Prior Owners:*

- Alfred Birkin –Jan, 19<sup>th</sup> 1881 transfer of Lots 8, 9 and part lot 7 Section F2 to Alfred Birkin, cattle dealer of Kyneton.*
- July 25<sup>th</sup>, 1890 – T/F to Elizabeth Birkin of Kyneton, widow.*
- Mrs Masterton – she added the wooden additions (1870s)*
- Mr Menzies – T/F March 30, 1899*
- June 22<sup>nd</sup>, 1905 T/F to Rebecca Louisa Corney – December 1915*
- Mr. John Walker – noted for his garden and specialised in daffodils which he introduced to Kyneton.*
- Mrs R.I. Argyle (Frances Maud) - renamed it Woolston in 1915*
- Emily Home Walker –December 1921-1938*
- A.J. Thomson*
- Mr Lewis of Drummond – April 20<sup>th</sup>, 1940 -1947*
- Feb 20, 1947 – T/F as to part to Henry Ralph Turner.*
- January 3, 1958 – T/F as to balance Lot 8 and Part Lot 7 Section F2 to John Layton Hones of Kyneton, bricklayer.*
- Dec 1974 – Alwyn David Goodman, solicitor and Valerie Isabel Goodman, both of Toorak.*
- October 8<sup>th</sup>, 1987 – Robin John Murdoch & Jill Barclay of Malmsbury.*
- Orr family –Feb 1990-2004 – during this time rented out in flats.*
- Lyn Currie – December 20<sup>th</sup>, 2010 - 2016*
- Sue Morgan – of Tylden 21/4/2005 – December 2010*
- Phil Anderson - 2016*

*Previous Uses:*

- 1871 – Ladies College*
- Girls' school 1872 conducted by Mrs Wallace*
- Private residence*

*Mr Powell is said to have pitched the first Cricket Wicket in Kyneton. Mr Powell returned to England in 1873 and died January 1<sup>st</sup>, 1914 aged 84 years. He was an orchardist, seedsman and had a chaff & produce store in High Street.*

*Mrs Elizabeth Wallace – from Dundee in Scotland purchased from Mrs Bignall the girls' school being conducted in the cottages at 43-45 Mollison Street, then late moved the school to Market street and called it 'Minerva Academy' after the roman goddess of wisdom. The school closed in December 1877 when Mrs Wallace married James Keiller, also from Dundee, and moved to Caulfield. Mrs Wallace was an accomplished musician, fluent in French, and had a great appreciation of literature. She coached students from the University in French and literature during their holidays. Subject taught included history and scripture, literature (English and French), essay writing, grammar, arithmetic, music and drawing. Under Mrs Wallace the school had over 80 pupils, one of whom was the renowned artist Clara Southern, a Kyneton girl.*

*Misc.:*

*We hold a number of original invoices and letters that were found in the back-roof space. The current owner tells that there are many more in that space, that could not be extracted.*

*Additional Information:*

- *May 27<sup>th</sup>, 1882 Kyneton Guardian advert For Sale of the Stone and Brick House containing ten rooms, with stable, coach house, outhouses etc in Market street now occupied by Mr Alfred Birkin.*
- *July 6<sup>th</sup>, 1895 Kyneton Guardian advert in the estate of late Alfred Birkin, a large bluestone private residence in Market street having a frontage of 165 feet by a depth of 132 feet.*
- *January 14<sup>th</sup>, 1913 Kyneton Guardian advert Resident to Let property known as 'Woolston' in Market street consisting of large dwelling house of bluestone and brick and weatherboard (recently renovated) containing 11 rooms and bath room, wash house 2 stall stable and cow shed.*

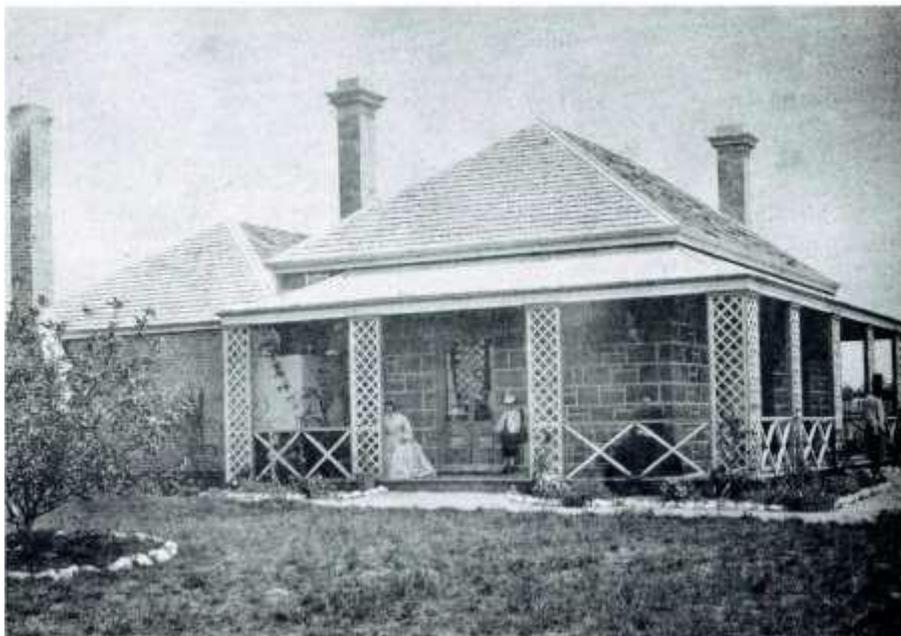
*References:*

- *Kyneton Guardian newspapers*
- *Family Files – Kyneton Historical Society*
- *Images – Larina Strauch*
- *Images – Powell family*
- *Photos – from the Kyneton Historical Society Collection"*

**Illustrations**



Source: KHS Collection, unnumbered, undated



ljhooker.com

**"Minerva House" - Circa 1866**

Wonderful proven appeal, 6 main rooms, a large verandah, "Minerva House" has a lot going for it. Built in bluestone, weathered brick and weatherboard it is now ready to be brought back to its original splendour. Located only 200m away from the main street and in a beautiful bushy place, you could either live in "Minerva House" or use it as a holiday home.

The home features 2 very spacious front rooms with wide open fireplace, wonderful view settings and polished floors. The timberwork has all hand-made brick walls, 4 to 5 bedrooms with

all 100m long, deep "Minerva" has a beautiful garden, bluestone courtyard and is now ready for your input to the world.

**Estimated selling price \$220,000 plus**

**Address:** 21 Parkin Street, Kyneton  
**Auction:** Saturday 12th March at 1:00 pm

**Rick Lander 0408 571 412**

**L.J. Hooker Kyneton 5422 212**

**L.J. HOOKER**

Source: KHS

## Discussion

- The relevant historical themes for this property are 2.7 Promoting Settlement, 6.5 Living in Country Towns, 8.2 Educating People.
- There was no response from the owner to correspondence, so the interior was not inspected. The documentary evidence does not indicate an interior of outstanding merit requiring individual protection.
- The place consists of a bluestone residence at the front of the property, a brick addition behind that and a weatherboard addition behind that again. There is also a separate timber stables(?) building at the rear of the property. The stone and brick buildings have hip roofs of approximately the same pitch and are probably the two buildings in the archival photo above (the brickwork has since been painted).
- The two weatherboard buildings have a traditional form and details although their specific dates are unknown.
- The front building's design is strongly reflective of cross-over from early Georgian to Victorian styling. The strict symmetry of the form even in the chimneys, timber verandah wrapping around the building, relatively steep roof and rear brick 'service' wing are features from that era of post alluvial gold rush affluence, particularly for shop-keepers.
- The Kyneton Historical Society files describes the building as 'sawn' bluestone – it is actually 'dressed' bluestone laid in courses with rough dressed quoins at openings and corners.
- While the roof has been changed from slate to corrugated iron, the roof shape and pitch has been retained along with the chimneys and dressed tops.
- The openings in the rear brick portion of the building have been altered and enlarged. Likewise, the openings and some detailing have been altered in the timber portions. The stables building at the rear may be earlier than the weatherboard extension as the pitch of the roof is greater.
- Neither the present fence, gate nor the present landscaping is original to the building.
- While the building was not inspected internally, there is nothing to imply the interior is exceptional and requiring special protection.
- As a boarding school for 80 girls, the present building would have been crowded in deed. It is imagined that either the girls were boarded elsewhere in town or possibly the number is a total over many years – not at one time. Regardless, the provision of private education for girls reflects as certain affluence in the community and striving to improve the future for young ladies.
- The proximity of the house to the original owner's business in High Street also reflects the scale of the township and the normality of the time for residences and workplaces to be closely, if not co-located.
- In terms of integrity, the bluestone building at the front has the greatest integrity. The form and materials of the brick portion are intact, but openings have been disturbed. In terms of originality and integrity, the weatherboard extension is an unknown factor, as is the stables building. Its date or direct association with the original building, or its uses, are not authenticated.

## Comparative Threshold Comment

---

The Residence is of a comparable quality and era to several residences in Kyneton covered by the existing Heritage Overlay. In particular, the Kyneton Town Core Precinct (HO119). This Residence's location on Market Street was not included as part of a precinct and for some reason the Residence was also overlooked.

It would be appropriate and consistent to include the Residence on the Heritage Overlay.

# Meadowbank Statement of Significance

**Heritage Place:** Residence/Meadowbank

**PS ref no:** HO312

48 Mitchell Street, Kyneton

37°14'34.20"S, 144°26'54.35"E



## Statement of Significance

- What is significant?
  - The Residence is significant to the extent of its brick and stone construction, including its hip roof, chimneys. It includes the interior to the extent of the timber joinery, cellar and internal structural fabric. It does not include the garage, summerhouse or existing gardens.
- How is it significant?
  - The Residence is locally significant architecturally and historically.
- Why is it significant?
  - The Residence is significant architecturally as a simple 'Georgian'/early Victorian cottage from the early settlement of Kyneton. It is also significant for its refined brickwork and stone quoins as well as its remnant 12 pane timber windows, all consistent with the building as a whole. Also significant is the remains of the internal structural walls and remnant joinery. (Criterion D, E)
  - The Residence is significant historically for its association with stonemason Alexander Rodger, its owner and builder as well as stonemason for several of Kyneton's significant civic buildings. It is also significant with the early period of the settlement of township Kyneton. (Criterion A, H)

## History

The following is an extract from the 1990 Heritage Study

*"Built/established:* 1858

*Cultural Significance*

*Number 48 Mitchell Street is a rare surviving example of an 1850s brick house and illustrates a well-built house constructed during the first decade of town settlement at Kyneton. Photographs taken in different parts of the town at this time show a large number of this type of dwelling, though almost all constructed of timber. In addition to the more costly brick construction, this building also has quoins and a plinth. The symmetrical main elevation, twelve pane double hung sashes and central front door are all typical of a house of this period."*

The following is an extract from the National Trust Register.

*"Built by Alexander Rodger in 1858 and in the possession of the Rodger family for 97 years. Rodger was a stonemason in England had worked on the Houses of Parliament in partnership with William Brown, a co-worker from England, they built the Presbyterian Church, The Kyneton Hospital and other notable buildings in the town."*

The following information has been prepared by the Kyneton Historical Society from their files.

*"Meadowbank 48 Mitchell Street – Section 31, Lot 14*

*Current Owner: Simon Griffiths*

*Built: 1858*

*Stonemason: Alexander Rogers/Rodger*

*Style: Late Georgian design*

*Features: Hipped roof and central front door with a fanlight above, and a twelve-pane window on each side.*

*Materials: Brick veneer using hand-made bricks, with bluestone detailing on the doors, windows and corners.*

*Alexander was from Fifeshire and came to Australia in 1854 and built most of the stone buildings in Kyneton, such as Kyneton Hospital, St. Andrews Presbyterian (now Uniting Church), he also worked on the British Houses of Parliament before coming to Australia. Died December 5<sup>th</sup>, 1889."*

Epitaph for Alexander Rodger from the Kyneton Guardian newspaper.

*"On Thursday at four o'clock p.m., Mr Alexander Rodger, stonemason, of Mitchell-street passed away at the age of 68 ½ years. For some time past Mr. Rodger has been ailing from a pulmonary complaint, but up to within the last three weeks he was able to follow his usual occupation and was employed on the contract for effecting improvements to the Shire Hall premises. The deceased leaves a wife and grown-up family of eleven. Mr Rodger was the brother of James Rodger, farmer of Tylden and Peter Rodger, tailor of Mollison Street each of whom is well known and respected. The deceased was born in the town of Kilconquhar, Fifeshire, Scotland in April 1821, and in his youth served his apprenticeship to the trade of stonemason. He emigrated to the colony in 1854 arriving in Melbourne on November 1<sup>st</sup> of that year. Shortly after his arrival he visited Kyneton where he settled down and remained ever since, a term of nearly 35 years. Mr Rodger was quiet unobtrusive man, thoroughly honest and straightforward in all his dealings, and highly esteemed and respected by all whose acquaintance he had made. He was a practical member of the Presbyterian Church. The funeral will take place this afternoon, when the remains will be deposited in the Kyneton Cemetery. The funeral cortege will set out from the deceased's later residence, Mitchell Street, at 3:15 p.m."*

## Illustrations



Source SLV H97 250/2025 (1963)



Source: Kyneton Historical Society, unnumbered, undated



Source: Current owners, undated

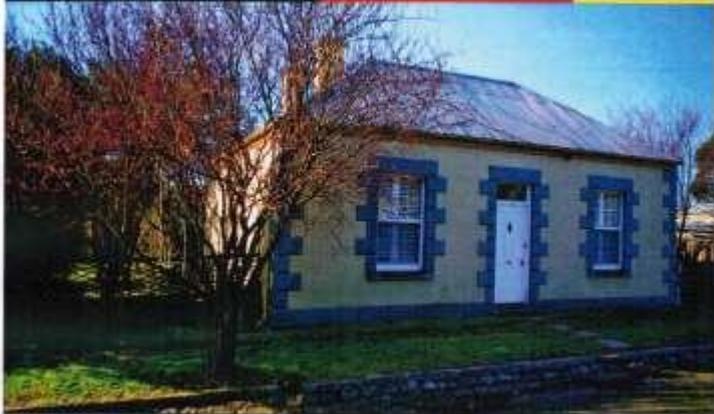


Source: Current owners, undated, this corner of the house seems to be a popular location for photographs



Source: Both from current owners, both undated

jhooker.com



**MEADOWBANK (circa 1858)**

Located only one street away from historic Piper Street, Meadowbank offers a unique opportunity to purchase part of Kyneton's history. The solid handmade brick and bluestone cottage has been beautifully renovated and most of its old charm preserved. The cottage comprises 2 large bedrooms, formal lounge and dining room, huge bathroom and a very efficient kitchen. There are many wonderful features throughout the cottage including 10' high ceilings, louver shutters on the main bedroom, lounge and bathroom and at the rear a 2 room cellar which may have been the maid's quarters. The large 1257m<sup>2</sup> block has well established trees and shrubs and there is a relaxing patio area at the rear of the cottage. Meadowbank is only an hour from Melbourne and ideally suited as a private residence, weekend or a Bed and Breakfast (B.T.C.A.)

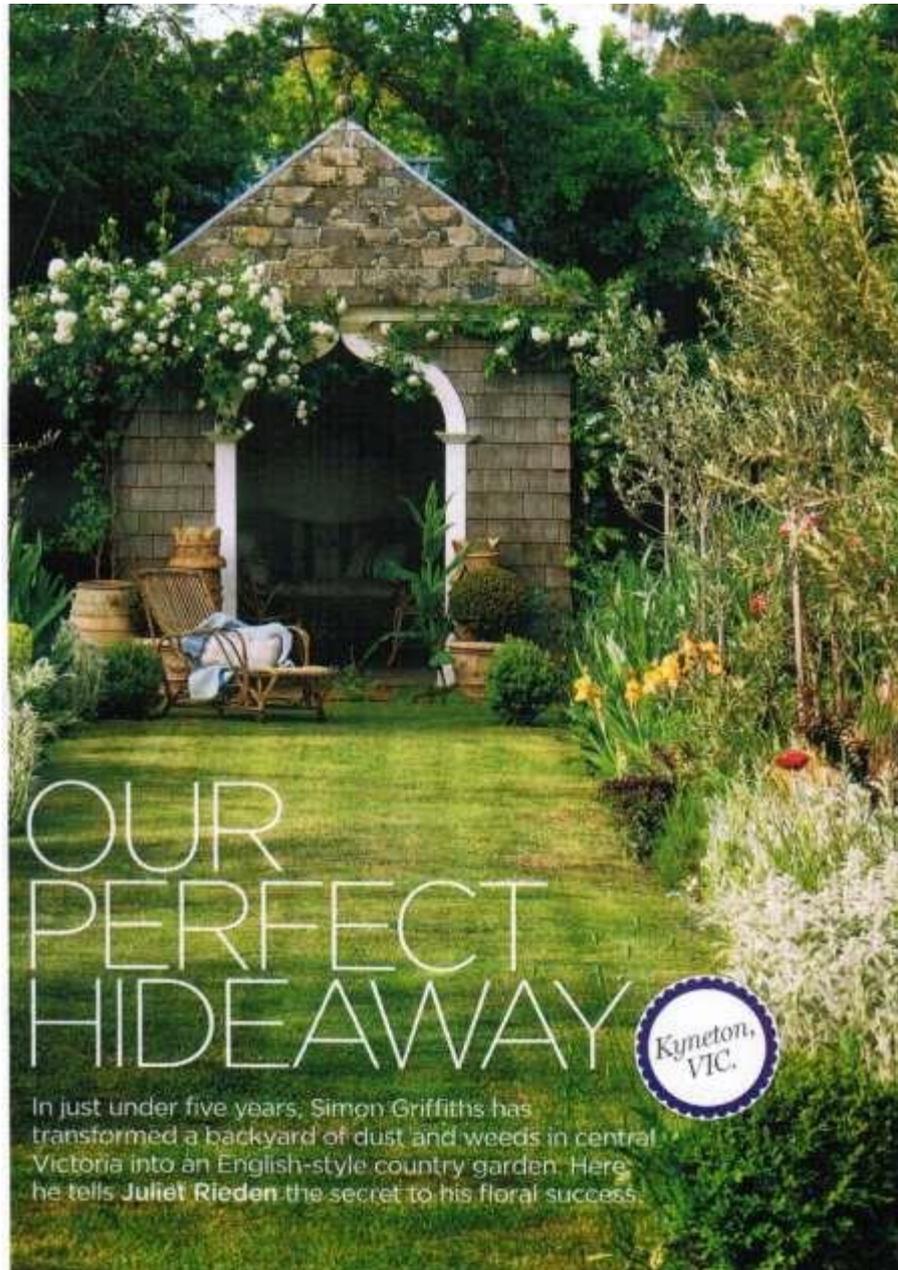
**Contact: Len Young 0409 427 476**  
 Internet: [www.jhooker.com.au](http://www.jhooker.com.au)

**AUCTION**  
 Saturday 6<sup>th</sup> October at 12:00 noon  
**Address: 48 Mitchell Street, Kyneton**

**L.J.Hooker 2 High Street, Kyneton 5422 2127**

**L.J.HOOKER**

Source: Kyneton Historical Society, unnumbered, undated



Source: Present Owners, Australian Woman's Weekly, January 2013, front page of an article on the Residence

## Discussion

- The themes from Victoria's Framework of Historical Themes associated with this property are 2.5 Migrating and Making a Home and 6.5 Living in Country Towns.
- The present owners are well aware of the value of the Residence and welcomed the author's inspection.
- The Residence's construction by, Alexander Rodger, stonemason marks it as the work of a well-known, experienced builder in Kyneton and is accentuated by the fact he built it for himself. This was a 'marketing' tool for Mr Rodger and it demonstrates, in a quiet sophisticated manner his skill and his success. The family's proud association with the house then for 97 years is a tribute to their pride in the building.
- The extract from the 1990 Heritage Study encapsulates the significance of this Residence – *"Number 48 Mitchell Street is a rare surviving example of an 1850s brick house and illustrates a well-built house constructed during the first decade of town settlement at Kyneton. Photographs taken in different parts of the town at this time show a large number of this type of dwelling, though almost all constructed of timber. In addition to the costlier brick construction, this building also has quoins and a plinth. The symmetrical main elevation, twelve pane double hung sashes and central front door are all typical of a house of this period."*
- The Residence's demure scale, classical proportions, steep roof and quoined features stand out from its neighbours and identify it as a structure from the earliest phase of

settlement of Kyneton – confirmed by the 1858 date. Also considering the Residence's demure scale, the stone detailing is notable. It would have been easier to have created brick quoins and the corners and openings, but instead Alexander Rodger created and utilised dressed stone quoins, indicating quality and effort. It is a status statement and marketing tool in the form of his own house. In terms of age, the Residence is an early Victorian building but in detailing it demonstrates some 'Georgian' qualities, more expected in NSW rather than Victoria.

- The street view photograph from the present owners could indicate unpainted brickwork on the Residence. However, the closer family pictures of approximately the same date, do indicate at least a 'wash' over the brickwork and possibly the stonework too. This would not have been unusual for the period.
- The interior of the building is surprisingly intact with ceilings, joinery, etc. The present owners have complemented the integrity with traditional furniture and fixtures of their own. The kitchen and amenities have naturally been updated. The cellar of the house still exists as well although its finishes are utilitarian and less refined than the rest of the Residence.
- The early photos of the building show it virtually intact externally.
- The present fences and gates are more recent to the building and not part of its significance. Likewise, the garage is more recent and not part of the significance of the Residence.
- The present garden has several established trees which may be remnants. There is no clear evidence of a previous/original garden and thus a literal recreation is not warranted.
- The present garden and summerhouse are not original to the garden. This in no way takes away from their inherent design qualities and complementary nature to the Residence. They are the product of the present owners' skills in photography and architecture.

## Comparative Threshold Statement

---

The residence demonstrates the relatively unique qualities of a simple early Victorian cottage. Its demure scale, symmetrical composition, steep roof pitch, lack of verandah and being built close to the road, are characteristics evident in early photos of Kyneton (usually built in timber though). The significance of this particular Residence is enhanced by the quality of its construction combining brick with dressed stone construction. With rare exception, they have disappeared and replaced with later Victorian equivalents.

The Residence however does share in the general quality of residential buildings in Kyneton to the extent of quality of design and construction. Almost without exception, these other residences have been included in precincts already included on the Heritage Overlay (HO119, HO138, HO162 and HO239).

It would appropriate and consistent to include the Residence at 48 Mitchell Street, Kyneton of the Heritage Overlay.

# Jarret's Farm Statement of Significance

**Heritage Place:** Homestead/Jarrett's Farm

**PS ref no:** HO313

101 Pleasant Hill Road, Kyneton

37°15'50.54"S, 144°27'39.07E (residence)



## Statement of Significance

- **What is significant?**

The Farm is significant to the extent of the brick dwelling and an area 20 metres in radius from the centre of the Residence and the east-west dry-stone wall. It does not include other outbuildings, the interior of the dwelling, fencing, or miscellaneous structures.

- **How is it significant?**

The Farm is locally significant historically and aesthetically.

- **Why is it significant?**

- The Farm is significant historically as a demonstration of the settlement pattern

- and landscape features around the fringes of Kyneton. (Criterion A)
- The Farm is significant aesthetically as features in the landscape. The east-west dry-stone wall in particular is acknowledged as one of the longest in the Shire and provides a subtle, but tangible, link to the settlement of Kyneton. The dwelling is likewise a tangible feature to complement the wall. (Criterion D, E)



Indicative illustration of east-west dry-stone wall

## History

The following information has been prepared by the Kyneton Historical Society from their files.

"Crown Map:

139 – 127 acres purchaser F.G. Dalgety on March 11<sup>th</sup>, 1853.

140 – 136 acres purchaser F.G. Dalgety on March 11<sup>th</sup>, 1853.

Both parcels of land have the Campaspe River as a boundary.

134 – 40 acres purchaser H. Creswick & Ano' on March 10<sup>th</sup>, 1853.

135 – 40 acres purchaser H. Creswick & Ano' on March 10, 1853.

136 – 40 acres purchaser H. Creswick & Ano' on March 10, 1853.

138 – 40 acres purchaser H. Creswick & Ano' on March 10, 1853.

These four parcels of land have the Melbourne to Bendigo Railway Line passing through.

137 – 40 acres purchaser F.G. Dalgety on March 10, 1853.

In researching this property No. 137 is being included to give a better picture of the land along Pleasant Hill Road, South Kyneton and its relationship to the owners etc.

Rates:

1866 – 137-138 – William Patterson (occupier) – F.G. Dalgety (owner)

1870 – 137-138 – John Patterson (occupier) – J. Thomson (own).

134-135-136 – Farm – Henry Jarrett

139-140 – Farm – Henry Jarrett

1883 – 139-140 – Henry & John Jarrett – Value £130 – 7 people residing.

137-138 – Andrew & Sarah Thomson

134 – Sarah Thomson

1884 – 134-135-136-138 – Henry & John Jarrett – House & Land £50 – 6 people

138 – Sarah Ann Thomson - Leasehold £35

1884 – 134 – 135 – 136 – Lease – David Hardwick - £60 – 6 people. Owner Menzies & Southern – grain merchants of High Street, Kyneton.

1892 - As above – except owner John Menzies.

1892 – 139-140 - Berend Jensen (Contractor) Value £150

101 Pleasant Hill Road

P/CA 134, 135, 136, 138

CA 139, 140

Original Owner:

Previous Owners:

Original Use: Farming

Jarrett [or Jarratt], Henry [and H. and J.]

Piper Street, Kyneton, butcher, freehold parish of Lauriston Electoral Roll, Kyneton Boroughs, Division of Malmsbury, Legislative Assembly 1856

Weds Fanny Wells, 1859

Child: Harry Wells (b. 1862, d. 1866, Kyneton), Henry Noel (b.1867, Kyneton), Sydney Athorne (b.& d. 4m old, 1877, Lauriston), Harold (b. & d. 1880, Kyneton), Digger Pioneer Subscriber, Kyneton Hospital enlargement fund, Kyneton Observer, 22 Sep 1860 Listed supporter of

Capt. R. B. Tucker for Kyneton Boroughs in Assembly election, Kyneton Observer, 27 Jul 1861  
Electoral Roll, Legislative Council, North Western Province, Kyneton Boroughs, Oct 1862,  
Kyneton Observer, 28 Oct, 1862

Farmer, farm Sec 139, 140 Kyneton Rate Books 1871

Henry and John Jarrett of Kyneton, listed as holding 3628 acres freehold land at Kyneton in  
Register of landowners, Victorian Government Gazette, 5 December 1879. Lauriston &  
Edgcombe Riding Rates Receipt book 1882

Henry Jarrett's farm on the Campaspe described. "After amassing considerable wealth Mr.  
Jarrett, about two years ago, let the farm to his son (Mr. H.N. Jarrett) and retired to St. Kilda  
with his wife and daughter, where he now resides..."Farm consists of 285 ½ acres of rich  
black and chocolate soil gently sloping down to the Campaspe river. Kyneton Guardian, 2  
& 13 Nov 1889

Died at "Allington", Glenferrie Road, Malvern, aged 78 on 18 Jun. KG 20 Jun 1908.

Henry married Fanny Wells in 1859 and they had 12 children with six dying young.

Mrs. Henry Jarrett died December 26, 1903 and was the sister of Messrs. Henry & J.J. Wells  
and the late Mrs. H. Parker.

November 2<sup>nd</sup>, 1889:

Henry Jarrett's farm – The farm consists of 285 ½ acres of rich black and chocolate soil gently  
sloping down to the Campaspe River on the north, and adjoining the properties of Mr. D.  
Hardwick, William Thomson and Alex Bourke on the south. It is situated about one and half  
miles as the crow flies from Kyneton, and half a mile directly east of railway station.

The farm was purchased about 18 years ago by John Jarrett from the late Mr. W.  
DeGraves, who at that time was the owner of considerable possession. It was then in an  
almost primeval state, but Mr Jarrett, being a persevering and energetic man, determined  
to make a first-class property of his new purchase, and, as he had all the means and  
appliances to boot, he was not long in bringing about the accomplishment of his ardent  
desires. The first thing he did was to sub-divide the farm into seven paddocks, six of them  
averaging about 46 acres each, and the other, on which the homestead is built, about 10  
acres. It is a large capacious brick dwelling, stables, men's hut, barn, cart-shed, and other  
buildings essential to the carrying on of farming operations.

He erected good substantial fences of post and rail, and wire, and stone. A stone wall running  
eastward from the dwelling house to the river, which is half-a-mile in length, is probably one  
of the finest in the colony. When the owner had his property cleared of dry timber and  
securely fenced, he commences to cultivate.

His system of rotation was, to cultivate about two of the paddocks at a time, and not put  
them under crop again for at least three years. In the meantime, he would sow them with  
artificial grasses, and de-pasture sheep on them. This practice was a very profitable one, and  
some magnificent yields were taken off the land. For instance, one season 60 bushels of oats  
to the acre and 35 bushels of wheat, were yields not to be despised. The principal crops  
grown have been wheat, oats and barley.

After amassing considerable wealth, Mr. Jarrett, about two years ago, let the farm to his son  
(Mr. H.N. Jarrett), and retired to St. Kilda with his wife and daughter. Young Mr Jarrett informed  
that last season 400 bags of oats were obtained from one paddock, and 120 tons of wheaten  
hay from another. The land now appears to be in excellent heart, and its producing qualities  
excellent. Having a frontage of 1 ¾ miles to the Campaspe River on the north, there is always  
a good supply of water for the stock.

In 1889 the following stats reveal that 165 acres, consist of Wheat – White Tuscan, 71 acres,  
purple straw, 6 acres and Port McDonnell, 18 acres. Oats – Short Cape and Tartarian, 70  
acres. A further 26 acres is being prepared for English grass.

Stock wise 1200 sheep could be fattened, by Mr Jarrett has now decided to only keep 10  
draught and two buggy horses and three cows which supplies the homestead.

Homestead paddock consists of 10 acres, on which are erected the large capacious brick  
dwelling, stables, men's huts, barn, cart shed, and other erections essential to farming.  
Dwelling house brick with slate roof was built c 1871. It contains 8 large rooms, exclusive of  
the kitchen. The building has undergone repairs and is almost new again. Garden attached  
to the house is three acres with orchard and the balance in flower and vegetable beds."

## Illustrations

No traditional illustrations of the property are known.

## Discussion

---

- The themes from Victoria's Framework of Historical Themes associated with this property are 4.3 Grazing and Raising Livestock, 4.4 Farming, and 6.8 Living on the Fringes.
- From the historical 1889 description of the Jarratt's Farm, it is clear it is no longer intact. While some traditional fabric remains, it could no longer be considered as an example of a farming complex.
- A brick dwelling is evident, but it is far from 'capacious'. It appears to be incorporate an earlier building at the rear and is modest in size and composition. Its style is somewhat eclectic, more Late-Victorian than Federation, with a minimum of any decoration. The front 'windows' extend to the verandah floor providing ideal ventilation in warmer weather. Its location on the top of a hill, overlooking Kyneton is a notable feature.
- There are other sheds, but their uses are not evident, and most are obviously modern. A 'stable' building exists in part, but it is uncertain whether this is the one described in the 1889 description. It is built of corrugated iron and retains some paving and joinery internally. It is not however, intact.
- The east-west dry-stone wall is interesting in that it received mention and praise in the 1889 description. This wall still exists, essentially intact, although in need of some maintenance. It is an historical landscape feature of the previous farming endeavours in the environs of Kyneton. While there are other stone walls within the Shire, this is by far the longest.
- It would appear there was a 'garden' in the environs of the dwelling, but this is only because of several remnant large introduced trees. The pattern or logic to the garden has been lost as a coherent form. The condition of the landscaping is poor.
- The Farm is within the proposed Kyneton South Investigation Area, an area of land being investigated for future residential growth. Amongst the objectives of this investigation is to 'Protect environmental and rural landscape values of the Kyneton township...' and 'Protect the character of Kyneton...'. Dry stone walls in particular have been identified as important features of the area.
- The dwelling is intact and useable, if not outstanding in design terms. It could be added to and upgraded to complement the future residential development of the area. Likewise, the dry-stone wall can complement open spaces and pedestrian circulation, with some minor alterations to provide access through the wall.
- The Farm lacks integrity as a whole. Its future 'restoration' of the property would require a great deal of conjecture and would render the exercise questionable. At the same time, and in the context of the mention of character and landscape values, there is a potential for the dwelling and the dry-stone wall to make a meaningful contribution to the objectives of the Kyneton South Investigation Area, without list of the whole property. The author therefore is going to suggest the heritage value of the Farm is as a character demonstration rather than a the more traditional restoration project.

## Comparative Threshold Comment

---

Dry stone walls are a feature of the Shire, although overlooked generally as heritage places. Several are already included on the Heritage Overlay in Malmsbury (HO21 and HO150) as well as others as part of the Malmsbury Heritage Precinct (HO148).

Several similar residences on the fringes of Kyneton have already been included on the Heritage Overlay, including Brennanah (HO208), St Anne's (HO28) and Barongaroon (HO122).

It would be appropriate and consistent to include the drystone walls and residence on the Heritage Overlay.

## Four Railway Bridges Statement of Significance

**Heritage Place:** Four Railway Bridges

**PSref no:** HO314,315, 316,317

4 Bluestone Bridges in South Kyneton

37°16'22.63"S, 144°27'26.85"E, Pleasant Hill Road (HO314)

37°15'17.97"S, 144°26'32.56"E, Greenway Lane (HO315)

37°15'14.06"S, 144°26'01.56"E, Flynn's Lane (HO316)

37°14'23.50"S, 144°25'03.56"E, Boggy Creek (HO317)



Pleasant Hill Rd



Greenway Lane



Flynn's Lane



Boggy Creek

## Statement of Significance

- **What is significant?**  
The four Bridges are significant to the extent of their bluestone and iron constructions. They do not include the rails themselves nor the road surfaces.
- **How is it significant?**  
The Bridges are locally significant historically, representatively, technically and aesthetically.
- **Why is it significant?**
  - The Bridges are historically significant as a reminder of the importance of the Melbourne-Bendigo railway to the development of Victoria and the Shire environs. The bridges are also significant as work of Captain Andrew Clarke and William O'Hara, who designed most of the bridges and structures along the Line. (Criterion A, H)
  - The Bridges are representatively, technically and aesthetically significant as demonstrations of aesthetic and construction quality endowed in these otherwise utilitarian structures – a feature representative of much of the railway infrastructure of the time. The subtle design features such as the four-point arches, battered walls and prominent string courses and parapets and the quality of the stonework illustrate the seemingly unlikely combining of aesthetics and engineering. (Criterion D, E, F)
  - The Bridges are associatively significant to the importance of rail traffic to the development of Victoria and the Melbourne-Bendigo corridor when other forms of travel were limited. (Criterion A)

# History

---

The following is an extract of the history of the Melbourne-Bendigo rail line from Wikipedia ([wikipedia.org/wiki/Bendigo\\_railway\\_line](http://wikipedia.org/wiki/Bendigo_railway_line)). This article was originally sourced from:

- John Maxwell, 'Cornish, William Crocker (1815–1859)', *Australian Dictionary of Biography*, Volume 3, Melbourne University Press, 1969, p. 464. Retrieved on 11 July 2009.
- John Maxwell, 'Bruce, John Vans Agnew (1822– 1863)', *Australian Dictionary of Biography*, Volume 3, Melbourne University Press, 1969, pp 277–278. Retrieved on 11 July 2009
- "The True Story of the Design of the Bendigo Railway". *Engineering Heritage Australia (Victoria)*. Retrieved 2013-01-24.
- "Engineering Works in Victoria". *Engineers Australia*. Retrieved 21 October 2012.

"Railway History in Victoria 1839 - 1900". *Australian Railway Historical Society - Victorian Division*. Archived from the original on 2013-03-27. Retrieved 2013-02-24.

*"Construction of the line was begun by the Melbourne, Mount Alexander and Murray River Railway Company, which was incorporated in 1852. The first thirteen sections of the line were constructed by contractors Cornish and Bruce, who gained a reputation for trying to reduce costs by taking shortcuts on materials and reducing worker's wages.*

*The Company made almost no progress on the construction of the railway due to an inability to raise sufficient funds, and in 1856 it was purchased by the Victorian Government. Because Isambard Kingdom Brunel was at that time the Inspecting Engineer in Britain for the Victorian Government, some people have claimed that he was responsible for the railway's design. An examination of reports published by the Victorian Parliament has shown that this claim is erroneous. The route and structures were the work of the Victorian Railways Department, under the supervision of Engineer in Chief George Christian Darbyshire, and completed under Thomas Higginbotham.*

*The line was designed with two broad gauge tracks, high speed alignments cutting through the landscape, substantial bridges and railway stations built of bluestone, and double-headed rail.*

*Originating from Spencer Street Station, the line reached Sunbury in 1859. By 1861 it had reached Woodend and Kyneton, and had been constructed as far as Castlemaine by 1862. The whole line was formally opened at Bendigo on 20 October 1862 by the Governor of Victoria, Sir Henry Barkly.<sup>[5]</sup> There are substantial wrought iron and masonry viaducts at Sunbury, Malmsbury and Taradale, as well as two tunnels at Elphinstone and Big Hill.*

*By 1864 the line had been extended, as originally intended, to the Murray River at Echuca."*

The following is an extract from the history of the Mount Alexander Railway Company from [wikipedia.org/wiki/Melbourne\\_Mount\\_Alexander\\_and\\_Murray\\_River\\_Railway\\_Company](http://wikipedia.org/wiki/Melbourne_Mount_Alexander_and_Murray_River_Railway_Company). This article was originally sourced from:

- "MELBOURNE, MOUNT ALEXANDER, AND MURRAY RIVER RAILWAY COMPANY". *The Argus (Melbourne, Vic. : 1848 - 1957)*. Melbourne, Vic.: National Library of Australia. 24 March 1853. p. 9. Retrieved 17 June 2013.
- *National Trust Masonry Bridges Study* Gary Vines, 2010, National Trust of Australia (Victoria)
- 'The true history of the design of the Melbourne, Mount Alexander and Murray River Railway', Brian Harper, The Institution of Engineers, Australia, 2004 Nov
- ENGINEERS AUSTRALIA Melbourne to Bendigo & Echuca Railway Heritage Recognition Ceremony
- Bryson, William E 1860 "On the resources of Victoria and their development" Reprinted from the Royal Society's Transactions, Read before the Institute, 5 October and 16 November 1859 (Melbourne: Mason & Firth)

*"The Melbourne, Mount Alexander and Murray River Railway Company was a railway company in Victoria, Australia. It was established on 8 February 1853 to build a railway from Melbourne to Echuca on the Victorian-NSW border, as well as a branch railway to Williamstown, but struggled to make any progress. On 23 May 1856, the colonial Government took over the Company and it became part of the newly established Railway Department, which was part of the Board of Land and Works, and which in 1859 became Victorian Railways. British engineer George Christian Darbyshire was made the first Engineer-in-Chief for the Railways Department, and supervised the design and construction works until his replacement by Thomas Higginbotham in 1860.*

Construction of the Bendigo line commenced in 1858, but this private consortium met with financial difficulties when it was unable to raise sufficient funds and was bought out by the Victorian colonial government. The design work was then taken over by Captain Andrew Clarke, R. E., Surveyor-General of Victoria, with bridge designs completed by Bryson and O'Hara. The contract for the first stage of the line from Footscray to Sandhurst (now Bendigo), was let to Cornish and Bruce for £3,356,937.2s.2d (\$6.714 million) with work commencing on 1 June 1858. Completion of the permanent way was to be by 31 July 1861.

Clarke appointed William O'Hara to design bridges and viaducts, while William Edward Bryson stated to the Select Committee of the Legislative Assembly on Railway Contracts that he had designed most of the large bridges on the line. Clarke clearly influenced the design of the railway in setting the standards for the line. However, this was also a very costly undertaking, which stretched the colonial finances and this approach was later abandoned for more economic light lines in later Australian Railways. William Edward Bryson was described as a Civil Engineer in 1857 when he was a member of the Philosophical Institute of Victoria. He was also a member of the Royal Society of Victoria 1859-60 and employed at the "Government Railway Office". He published "Resources of Victoria & their development" in 1860 in the Royal Society's Transactions."

## Illustrations

No traditional illustrations are known of these bridges.

## Discussion

- The themes from Victoria's Framework of Historical Themes which are relevant to the Road Over Rail Bridge are 2.7 Promoting Settlement, 3.3 Linking Victorians by Rail, and 5.3 Marketing and Retailing.
- These are four individual bridges on the Melbourne-Bendigo line either side of Kyneton. They are similar in design. Pleasant Hill and Flynn's Lane are near identical, while Greenway Lane is similar and Boggy Creek similar but distinct, probably because while the others are road-over-rail, Boggy Creek is rail-over-creek.
- All four have bluestone as the common, and principle material.
- Greenway Lane has bluestone abutments similar to the others, but the road spans the rail using a steel beam rather than a masonry arch. The rationale appears to be the height difference between the rail bed and the road bed, which on the Pleasant Hill and Flynn's Lane bridges was greater, allowing for an arch. At Greenway Lane, the height difference is less, not allowing for an arch of sufficient height or width. The steelwork is rivetted together and similar to other constructions of the era. A new concrete road bed has been installed. The originality of the steel and mesh railing is unknown, but the decorative scroll balusters would indicate it is original. Its bluestone abutments flare out as per the Pleasant Hill and Flynn's Lane bridges.
- The Boggy Creek bridge is the atypical of the four. It does not flare out at either end, probably because it has no 'public' exposure like the other three road bridges, so the design element of the flare would go unnoticed. Its straight length is broken however by a step in of the masonry (in plan) corresponding with arch over Boggy Creek below. This step would provide a limited strength increase in the length but its alignment with the arch also provides a pleasing bit of aesthetic engineering.
- The stonework on the bridges is beautifully conceived and detailed. The bluestone is all squared and rusticated to accentuate the courses. The stringcourses and capping are further accentuated with striated bands. The capping is further dressed with sloping tops to shed water and the unusual use of rustication on the horizontal surface. All the abutments are battered to physically and visually spread the load to the ground. The three arches are four pointed, a further refinement to complement the quality of the stonework. For those three bridges that carried a road over the railway, the flare and curves at the end of the abutments were an embellishment to provide delight. The abutments could have been straight, but they would not be as interesting.
- The quality of the stonework is a reflection of the belief of Victorian engineers during the Industrial Revolution that even engineering structures can be beautiful. Less was not more. While it reached its height in the great steel arches of British railway sheds, the movement is reflected in these bridges where utilitarian structures could be made beautiful and a delight to the eye. These bridges were quality construction.
- On the Greenway Bridge, the dressed stonework is complemented by the scroll wrought iron balusters, again an embellishment which was not required structurally, but was considered appropriate to create a thing of beauty, not just utility. It is worth noting that on this bridge, where the railway does not pass under at a right angle to the road over, the end of the buttresses are nicely chamfered at the same angle as the railway – attention to detail.

- The nearby Kyneton Railway Station Complex is already included on the Shire's Heritage Overlay (HO168) and the Victorian Heritage Register (H1602). The bridges are complementary and functional associations to the Complex and reflect the same quality of design and stonework.
- While the actual attribution of the bridges design is unclear, the fact that it is consistent with other bridges on the Melbourne-Bendigo line indicates a common origin. Whether they are the work of Capt. Andrew Clarke, William O'Hara or William Bryson becomes academic. The Bridges are consistent in design and construction to others on the line and share in their collective aesthetic and architectural value.

## Comparative Threshold Comment

---

Currently there are 27 bridges or bridge abutments already included on the Shire's Heritage Overlay. This structure type is collectively considered significant to the Shire, although individual structures vary in design, size and construction. These Bridge is not a duplicate of any already on the Overlay.

Interestingly, those bridges which carry rail traffic over a road or over a valley are included on the Victorian Heritage Register as well.

The importance of the rail line and the infrastructure is also recognised by the listing of the Kyneton Railway Station Complex (HO168 and H1602), consisting of numerous bluestone structures of similar quality. Likewise, just down the track towards Bendigo, the Malmsbury Railway Station Group (HO191) and the large railway bridge (HO60 and H1434) are similarly demonstrations of the construction and historical importance of the line.

It would be consistent and appropriate to include these bridges on the Heritage Overlay.



Detail from GMMDHS photo PC294 – Gisborne Mechanics Institute

### 3.1 Part One – Initial Assessment

*“The heritage study report will consist of two main parts. Part One will contain an initial review of the 44 sites identified as having heritage significance to determine if a Statement of Significance should be prepared and will also list other sites that warrant heritage protection.”*

The Initial Assessment of the Study reviewed the 44 places nominated by the Council to determine whether they were in fact worthy of further investigation. This involved visiting the properties, (although detailed access was not sought), reviewing the 1990 and 1994 Heritage Studies and considering each place against criteria and the author’s experience.

In order to maintain the number of places, the author proposed additional places in-lieu of those removed.

The Initial Assessment was presented at a Council briefing and a separate briefing to the Mount Macedon and District and Kyneton Historical Societies.

#### 3.1.1 Initial 44 Places

These initial 44 places were identified by the Shire from the 1990 and 1994 Heritage Studies.

As stated, some of the 44 were found not worthy of further investigation. They are noted in the list below by being crossed out.

### **Gisborne**

---

Gisborne Park, 2 Cabbage Tree Ln  
Eblana, 59 Aitken Street  
St Brigid's Church, 64 Aitken St  
St Paul's Church, 32 Fisher St  
~~St Paul's Parish Hall, 30 Fisher St~~  
St Andrew's Manse, 42 Fisher St  
Wyabun Park, 29 Melbourne Rd  
Annandale, 46 Howey St  
Dixon's Office, 41 Hamilton St  
~~House, 79 Aitken St~~  
~~Vicarage, Fisher St~~  
Erin Vale, Gisborne/Kilmore Rd  
~~House, 52 Goode St~~  
Mechanics Institute, Hamilton St  
Memorial Gates, Hamilton St  
Masonic Hall, Aitken St  
~~Telegraph Hotel, Aitken St~~  
Lyell House, 35 Aitken St  
~~House, 50 Aitken St~~  
Primary School, Branthome St  
Foresters Hall, 52 Aitken St  
~~Everest, 40 Stephens St~~  
St Andrews Church, Fisher St

### ~~House, 3 Early St~~

Hay Hill, Hamilton Rd, New Gisborne  
Wooling Hill Cemetery, 372 Barringo Rd

### **Kyneton**

---

#### ~~House, 55 Beauchamp St~~

Salvation Army Barracks, 5 Bowen St  
House, 82 High St  
Sacred Heart School & Convent, 94 High St  
Residence, 24 Mollison St  
~~Residence, 26 Mollison St~~  
Grandstand and Planting, Mollison St  
~~House, 187 Mollison St~~  
~~House, 24 Sturt St~~ The Nook,  
Harts Ln Barongarook, Trio Rd  
Hollywood, Trentham Rd  
Minerva, 24 Market St  
Meadowbank, 48 Mitchell St  
~~House, Tower St~~  
Hilldene, Wedge St  
Dowsett Farm, Lauriston Reservoir Rd  
~~Horse Works, 93 Hart's Ln~~

### 3.1.2 In-Lieu Additional Places for Part One

In lieu of the places amongst the initial 44 which were not recommended for further investigation, the following places were proposed by the author for consideration.

#### **Gisborne/New Gisborne**

---

Shop, 20 Hamilton Street  
Cottage, 48 Brantome Street  
Cottage, 69 Aitken Street  
Cottage, 60 Prince Street  
Ross Watt Children's Hall, 252 Station Road  
Ravenstone, 238 Station Road  
Cottage, 251 A Station Road  
Cottage, 254 Station Road

Cottage, 257 Station Road  
Cottage, 268 Station Road  
Cottage 298 Station Road  
Railway Overpass, Pierce Road  
Memorial Precinct, Hamilton Street

#### **Kyneton**

---

Sawdust Kiln, Lauriston Reservoir Road

### 3.2 Part Two – Subsequent Assessments

*“Part Two of the study will involve the preparation of a Statement of Significance for each of the sites recommended for heritage protection in Part One. If a place is not considered to warrant protection, further research and assessment of the place's significance is not required.”*

The Mount Macedon and District Historical Society and the Kyneton Historical Society were engaged by the author to provide historical information regarding the places being considered.

Part Two involved more detailed considerations of the heritage values of the individual properties, their integrity and similar buildings already on the Heritage Overlay.

In the course of this more detailed analysis, it was further determined some places were again not worthy for the Heritage Overlay.

Most properties were visited during Part Two but access to some were not possible.

Owners in general were generous with their time.

### 3.2.1 Combined List for Part Two

The following is the combined two lists above (initial list and in-lieu places) and is used as the basis of Part Two of the Study – the detailed investigation of the heritage values.

As a result of the detailed investigation, it was determined that some of the places did not merit heritage protection, and one (Hilldene) required further investigation to determine its heritage value. One place (the memorial gates in Gisborne) was renamed to cover an enlarged area (the memorial precinct). These changes are shown in the places that are crossed out in the following list.

#### **Gisborne**

~~Gisborne Park, 2 Cabbage Tree Ln~~  
Eblana, 59 Aitken Street  
St Brigid's Church, 64 Aitken St  
St Paul's Church, 32 Fisher St  
St Andrew's Manse, 42 Fisher St  
Wyabun Park, 29 Melbourne Rd  
Annandale, 46 Howey St  
Dixon's Office, 41 Hamilton St  
~~Erin Vale, Gisborne/Kilmore Rd~~  
Mechanics Institute, Hamilton St  
~~Memorial Gates, Hamilton St (enlarged as Memorial Precinct)~~  
Masonic Hall, Aitken St Lyell House, 35 Aitken St Primary School, Brantome St  
Foresters Hall, 52 Aitken St  
St Andrews Church, Fisher St  
Hay Hill, Hamilton Rd, Riddell's Crk  
Wooling Hill Cemetery, 372 Barringo Rd  
Shop, 20 Hamilton Street

~~Cottage, 48 Brantome Street~~  
~~Cottage, 69 Aitken Street~~  
Ross Watt Children's Hall, 252 Station Road  
~~Ravenstone, 238 Station Road~~  
Cottage, 251 A Station Road  
~~Cottage, 254 Station Road~~  
~~Cottage, 257 Station Road~~  
Cottage, 268 Station Road  
~~Cottage, 298 Station Road~~  
Railway Overpass, Pierce Road  
Memorial Precinct, Hamilton Street

#### **Kyneton**

Salvation Army Barracks, 5 Bowen St  
House, 82 High St  
Sacred Heart School & Convent, 94 High St  
Residence, 24 Mollison St  
Grandstand/Planting, Mollison St  
~~The Nook, Harts Ln~~  
Hollywood, 1829 Trentham Rd  
Minerva, 24 Market St  
Meadowbank, 48 Mitchell St  
~~Hilldene, Wedge St~~  
~~Dowsett Farm, Lauriston Reservoir Rd~~  
Sawdust Kiln, Lauriston Reservoir Road

### 3.2.2 Additional In-Lieu Places for Part Two

In-lieu of the places amongst the above which were not recommended for further investigation, the following places were then proposed by the author for consideration.

#### **Gisborne**

Residence (former Post Office), 274 Station Road  
New Gisborne Avenue of Honour

#### **Kyneton**

Homestead, 101 Pleasant Hill Road  
4 Railway Bridges

### 3.2.3 Final Recommended Places

The list of places finally recommended for inclusion on the Heritage Overlay is provided in 1.5.1 and the relevant Citations are provided in 2.4.

### 3.3 Consultation Summary

#### 3.3.1 Consultation with affected property owners

Owners of properties on the original list of 44 in Part A of the Study were notified by direct mail on 27/01/17 and given the opportunity to meet with the consultant on site or raise any queries by phone or email. A fact sheet on the Heritage Study was included.

The consultant conducted site visits where invited by property owners, in addition to visual assessments from the street where access was not possible.

Property owners were sent a copy of the citation for their property and a project update by direct mail on 29/08/17. Eleven owners took up the opportunity for a face-to-face meeting to raise any questions they had about the process of the Study, the citation for their property and what is involved in having the Heritage Overlay applied via a future amendment to the planning scheme. Feedback from property owners was considered and the citations revised in response to the feedback where appropriate.

#### 3.3.2 Community consultation

The general public was informed about the project during the period March to May 2017 via Council's regular publicity in local newspapers, articles in community newsletters, Council's Shire Life newsletter that is sent to all households in the Shire, and a dedicated page on Council's website.

#### 3.3.3 Consultation with Macedon Ranges Heritage Council

This group comprises representatives from each of the local historical societies in the Shire, including those covering Gisborne and Kyneton, as well as two councillor delegates. The project manager and consultant made presentations to meetings of the Heritage Council on 15/11/16, 14/02/17 and 18/07/17. These meetings provided opportunities for feedback at key stages in the project.

The Heritage Council also provided direct input into the History section of the Statements of Significance, as it was engaged by the consultant to provide research services for the Study.

#### 3.3.4 Internal Council Consultation

An internal technical advisory group comprising representatives from Council's Strategic Planning, Statutory Planning, Engineering and Projects and Operations departments held two meetings to discuss the Study.

The first meeting on 19/01/17 outlined the scope of the Study and provided an opportunity to discuss potential issues and impacts on other sections of Council.

At the second meeting on 5/09/17, feedback was provided on the draft citations for Part Two of the Study. This feedback was considered in finalizing the citations.

Council's Municipal Building Surveyor was also consulted on managing the risk of buildings with potential heritage significance being demolished prior to protection being provided by applying the Heritage Overlay. This led to an internal process to ensure that sites of potential heritage significance are identified on data systems when permits for demolition are applied for.

The project brief required consultation with Council's Heritage Advisor. As the appointed consultant for the Study also provides this advisory service, specific engagement with the Heritage Advisor was not required.



Photo from KHS – unknown youth

- 4.1 Historical Context of Gisborne and Kyneton
- 4.2 Victoria's Framework of Historical Themes
- 4.3 Resume of Author

#### 4.1 Historical Context

The following extracts are provided to provide an historical context for the discussions of heritage values. These are not a thematic history nor a concise history. They are presented as background only.

##### Gisborne

The following is an extract from the 1994 Study.

*“Gisborne is one of the larger towns in the Study area and with its closeness to the metropolitan fringe of Melbourne is likely to attract new suburban subdivisions over the next decade. For much of its history it has had less than 1000 residents. In 1865 there were less than 500 people in Gisborne, the population rose to 600 in the 1870s and remained roughly at that level until after the Second World War.*

*The present town of Gisborne stands at the junction of three pastoral runs and was by 1850 the site of an unofficial post office. After the discoveries of gold this small stopping place with the usual shops and hotels grew up on the southern bank of the Jackson’s Creek. A township street plan was laid out in 1851. In 1860 Gisborne became a centre of municipal government with the formation of the Gisborne Road District and in 1871 the Shire of Gisborne was formed. Unlike several other local towns, Gisborne was not directly dependent for its growth on railways since the main northern line by-passed Gisborne and followed an easier gradient to a new town of New Gisborne several miles away from the initial settlement.*



town centre looking south

*Along with other local townships, Gisborne created several important community buildings in the later nineteenth century and these still characterise the modern town. The Gisborne Court House was perhaps the first of these buildings, erected in 1858. Other building which followed included the Mechanics Institute in 1860 and then various school buildings between 1853 through to the 1920s.*

*Gisborne is also characterised by substantial street plantings of the English tree species familiar to nineteenth century emigrants from Britain.”*

##### Kyneton

The following are extracts from the 1990 Study.

*“Shire of Kyneton Background History, Susan Priestley  
Introduction*

*The municipality began to take shape with the proclamation of the Lauriston and Edgecombe Road District on 27 September 1856, the Borough of Kyneton on 30 October 1857, the Carlsruhe Road District on 8 February 1859 (addition from Baynton parish on 12 December 1864) and the Tylden and Trentham Road District on 19 July 1859 (addition on the south-west boundary 11 January 1864). All these became the Kyneton United Road District on 28 December 1864 and finally the Shire of Kyneton on 2 January 1865 (gazette 18 January).*

*Intensive settlement of the district followed the sales of Crown land, for both town and country lots, beginning May 1850. Most of the district was freehold before Victoria's Land Acts of the 1860s, which allowed selection... The factor which promoted Kyneton beyond a rural village was its position on the road to the rich alluvial goldfield of Mount Alexander (the Castlemaine district). Rushes began there from August 1851 and by the time the alluvial pickings were petering out, the deep leads of Bendigo were being mined. From 1854 gold was mined in the Shire itself along the Coliban River and that helped development. So did quarrying bluestone. But growing crops and raising stock have been the longest lasting primary resources of the Shire, augmenting and augmented by the servicing of road and rail traffic.*

*Kyneton Town has been the Shire's remarkably stable service centre, catering to travellers as well as residents, and never holding less than about 40 percent of the total population. In contrast to mining towns and districts, population has not fluctuated wildly...*

*The downside of stability is inclination towards conservatism. With residents' content with what they have, progressives move out and efforts to promote development meet with a lukewarm response. It is only within the last ten or fifteen years that the town's old buildings, "saved" because of minimal population pressures and a shift in commercial emphasis from Piper to Mollison and High Streets, have allowed Kyneton's historic character to appreciate. But it is significant that new residents with "Melbourne money" have been responsible for almost all the restorations of town and rural buildings and the establishment of speciality shops and new industries.*

#### *The Coming of the European Pastoralists*

*Brief though the stay of most of these pastoralists was, their imprint on the Shire's environment remains in the names of the town streets and rural districts, such as Baynton and Piper's Creek. Their animals, crops, choice of living sites and routes of travel into and out of the area all influenced later settlers and subsequent official action. The "squatters" nevertheless had no legal title to the land, but only licences to occupy, graze stock, cut timber, etc. Regulations proclaimed in March, 1848, finally allowed claims for a pre-emptive section to each existing run, permitting the runholder to buy at the upset (base) price before auction.*

#### *Towns and Goldfields*

*Superintendent CJ La Trobe's choice of the township site was in accordance with a policy of establishing convenient service centres along all routes into the pastoral districts of Port Phillip. The policy had been established from as early as 1838, when Police Magistrate William Lonsdale had received instructions from Sydney to establish townships along the road from Yass into Port Phillip, particularly where the road crossed the Murray, the Ovens, Violet Creek and the Goulburn. This was in order that "Post Houses, Police Stations and houses of Public Entertainment, as well as ferries if necessary, may be established at the various points"...*

*Before the end of 1849, surveyor HB Foot drew up a town plan encompassing the site of the post hut on Wedge's station... Town allotments were included in Crown land sales held on 16 May and 4 and 5 September 1850, with sites for the Anglican, Roman Catholic and Methodist churches reserved in the same year. Presbyterians and Baptists chose their reserves later, but the Congregationalists on principle bought their land. By the end of August 1850, three stores were open with another in the course of erection.*



High Street looking east

*From August 1851, the extent and richness of the alluvial goldfield near the base of Mt Alexander was revealed by the picks and shovels of tens of thousands of diggers. Kyneton on the Loddon Road became Kyneton on the Mt. Alexander Road...*

*Commerce flourished in tent and bark huts, and in premises like the brick store being built in May 1851 on the south-east corner of Wedge and Piper Streets... In the decade and a half to 1870, substantial two-storeyed buildings were built to line Piper Street between Wedge and Powlett Streets, forming the commercial core of the town... The eastern approach to the town along High Street was even more crowded with business to service the traveler...*

*Rather than brick or timber, the more durable local bluestone was used for the steam-powered flour and sawmill envisaged by Dight and Coghill in 1851... Quarried stone was accessible at various sites near the Campaspe. Stone residue after building blocks were cut provided the pitchers and crushed road metal need to fulfil the large government road building contracts let during 1854...*

*Mollison Street's rise to commercial dominance dates from the siting of the railway station at its southern extremity, over the Campaspe. The original line, planned to minimize expensive cuttings and bridges, would have by-passed Kyneton by about three miles. After strong local protest, a deviation was agreed to in 1858 but there was much local haggling before the southern, rather than an alternative northern deviation, was fixed...*

*During the three decades to 1891, Mollison Street acquired new banking premises and hotels, the Shire offices (opened early in 1879), shops and office premises... Rebuilding, renovation and inflow building was evident again in Mollison Street in the early twentieth century, as it was in adjoining sections of High and Piper Streets... Tree planting in residential street seems to have started in the 1860s."*

## 4.2 Victoria's Framework of Historical Themes

DELWP requires Heritage studies to identify relevant historical themes for places recommended for inclusion on the Heritage Overlay. The relevant themes for each place are noted in the first line of each 'Discussion'. Themes will facilitate future research and interpretation endeavours.

### 1.0 Shaping Victoria's environment

- 1.1 Tracing climate and topographical change
- 1.2 Tracing the emergence of Victoria's plants and animals
- 1.3 Understanding scientifically diverse environments
- 1.4 Creation stories and defining country
- 1.5 Living with natural processes
- 1.6 Appreciating and protecting Victoria's natural wonders

### 2.0 Peopling Victoria's places and landscapes

- 2.1 Living as Victoria's original inhabitants
- 2.2 Exploring, surveying and mapping
- 2.3 Adapting to diverse environments
- 2.4 Arriving in a new land
- 2.5 Migrating and making a home
- 2.6 Maintaining distinctive cultures
- 2.7 Promoting settlement
- 2.8 Fighting for identity

### 3.0 Connecting Victorians by transport and communications

- 3.1 Establishing pathways
- 3.2 Travelling by water
- 3.3 Linking Victorians by rail
- 3.4 Linking Victorians by road in the 20th century
- 3.5 Travelling by tram
- 3.6 Linking Victorians by air
- 3.7 Establishing and maintaining communications.

### 4.0 Transforming and managing land and natural resources

- 4.1 Living off the land
- 4.2 Living from the sea
- 4.3 Grazing and raising livestock
- 4.4 Farming
- 4.5 Gold mining
- 4.6 Exploiting other mineral, forest and water resources
- 4.7 Transforming the land and

waterways

### 5.0 Building Victoria's industries and workforce

- 5.1 Processing raw materials
- 5.2 Developing a manufacturing capacity
- 5.3 Marketing and retailing
- 5.4 Exhibiting Victoria's innovation and products
- 5.5 Banking and finance
- 5.6 Entertaining and socialising
- 5.7 Catering for tourists
- 5.8 Working

### 6.0 Building towns, cities and the state

- 6.1 Establishing Melbourne Town, Port Phillip District
- 6.2 Creating Melbourne
- 6.3 Shaping the suburbs
- 6.4 Making regional centres
- 6.5 Living in country towns
- 6.6 Marking significant phases in development of Victoria's settlements, towns and cities
- 6.7 Making homes for Victorians
- 6.8 Living on the fringes

### 7.0 Governing Victorians

- 7.1 Developing institutions of self-government and democracy
- 7.2 Struggling for political rights
- 7.3 Maintaining law and order
- 7.4 Defending Victoria and Australia
- 7.5 Protecting Victoria's heritage

### 8.0 Building community life

- 8.1 Maintaining spiritual life
- 8.2 Educating people
- 8.3 Providing health and welfare services
- 8.4 Fostering community organisations
- 8.5 Preserving traditions and commemorating
- 8.6 Marking the phases of life

### 9.0 Shaping cultural and creative life

- 9.1 Participating in sport and recreation
- 9.2 Nurturing a vibrant arts scene
- 9.3 Achieving distinction in the arts
- 9.4 Creating popular culture
- 9.5 Advancing Knowledge

### 4.3 Resume of Author – Ivar Nelsen

In 2006 Ivar re-established his heritage consultancy after 22 years in various conservation roles for the Victorian and Federal governments.

In the public sector, Ivar accrued direct hands-on experience in a plethora of conservation projects across NSW, Victoria, South Australia, Tasmania, Queensland and the ACT.

Now in the private sector, Ivar's clients include local governments and state government departments, architectural firms and private businesses.

Ivar has an extensive grounding in conservation philosophy, practice, research, technical building solutions and change management.

Ivar was awarded an Australia Day Medal 1996 for conservation works at Old Parliament House in Canberra and the RIAA Restoration Award 1988 for Bendigo Post Office

#### **Qualifications**

- Bachelor of Architecture (North Dakota State University 1970)

#### **Experience**

- **Ivar Nelsen, Heritage Consultant** 2006 – present
  - conservation management plans,
  - regeneration strategies
  - heritage impact statements
  - planning advice
  - design and technical advice
  - statutory liaison and permit applications
- Department of Sustainability and Environment (Victoria) Manager of Historic Places Section 1994 - 2006
- Australian Construction Services (Commonwealth) Principle Heritage Architect and Environment Officer 1984 -1994. Heritage Surveys of Puckapunyal Army Base Victoria, Salisbury Explosives Factory South Australia, RAAF Edinburgh South Australia, RAAF Point Cook Victoria, Launceston Railway Workshops Tasmania, Anglesea Barracks Tasmania, Maribyrnong Explosives Factory Victoria, and Jezzine Barracks Queensland
- (then) Victoria University of Technology - lectured in building conservation
- Heritage Conservation Branch (SA) Contract Heritage Architect 1981-1984, Registration Assessment Team.
- National Parks and Wildlife Service (NSW) Contract Heritage Architect 1976 -1981
- National Trust (NSW) Urban Conservation Committee 1974 -1981, Registration Assessment Team
- Various architectural firms 1970 – 1976

#### **Current/Recent Projects (Selection)**

Heritage Advisor to:

- Mansfield Shire
- Alpine Shire
- Macedon Ranges Shire
- formerly Surf Coast Shire and temporarily Greater City of Bendigo and City of Greater Geelong
- Victorian Council of Churches (12 months)

Heritage Consultant for:

- Heritage Survey for Mansfield and Jamieson
- Griffin Incinerator, Essendon – new art gallery (concept and documentation)
- Mont Park Hospital, Bundoora – building regeneration (several stages)
- Mansfield Shire Heritage Survey Stage One
- Commonwealth Woollen Mills, Geelong –complex regeneration
- HMAS Cerberus – Heritage Advisor for \$250m refit.