

**Macedon Ranges Shire
Heritage Study: Woodend, Lancefield,
Macedon & Mount Macedon**

**Stage 2 Final Report
Volume 2: Heritage Assessments**

4 April 2019

Adopted by Macedon Ranges Shire Council 8 June 2022



GJM Heritage

FRONTIER HERITAGE

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FRONTIER HERITAGE

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1 Schedule of Places Recommended for the Heritage Overlay

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2 Schedule of Places Not Recommended for the Heritage Overlay during Stage 2

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LANCEFIELD			
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MACEDON			
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MOUNT MACEDON			
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5.	Hohe Warte Tennis Pavilion and Court	847 Mount Macedon, Mount Macedon The place is recommended for consideration for inclusion in a new or updated Significant Landscape Overlay (see Volume 1, Section 4.3).	341
WOODEND			
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7.	Hazel Dell Farm Complex	15 Donalds Road, Woodend	353

3 Heritage Citations for Places Recommended for the Heritage Overlay

Heritage Citation

THE GRANGE FARM COMPLEX

Address: 153 (part) Collivers Road, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised post Exhibition – August 2021, revised for Adoption – June 2022

Place type: House, Farm Complex	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High [TBC]	Construction Date: c1868?, c1877-c1887
Recommendation: Include in the Heritage Overlay with tree controls and prohibited uses triggered and early timber outbuildings subject to notice and review	Extent of Overlay: Refer to plan at Figure 6

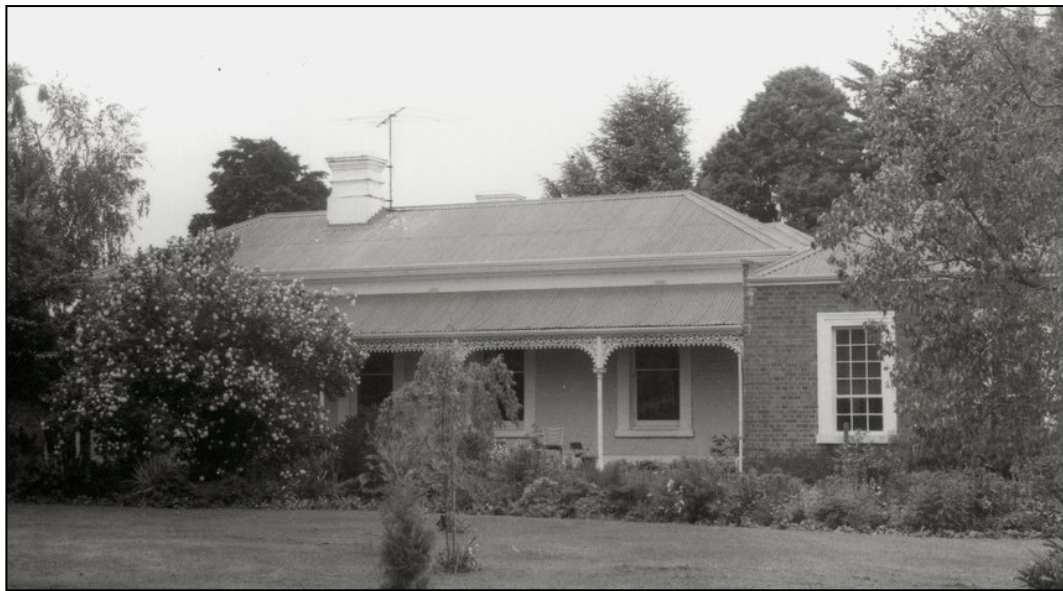


Figure 1. 153 (part) Collivers Road, Lancefield (photo dated 1989, Source: SLV, Image H2013.6/235).

Statement of Significance

What is significant?

The Grange Farm Complex, 153 (part) Collivers Road, Lancefield, a farming property established in the nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The farmhouse's original form, materials and detailing
- The farmhouse's high level of integrity to its original design
- Early timber outbuildings
- Gardens, including mature trees and plantings.

More recently constructed outbuildings are not significant.

How is it significant?

The Grange Farm Complex is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Grange Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield (Criterion A).

The Grange Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 4 Transforming and managing the land
 - 4.4 Farming
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for gold seekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

In 1855, James Ross received the Crown Grant for Crown Allotment 28 (totaling 160 acres; at a price of £224) (Lancefield Parish Plan). In 1861, Ross sold the property to Thomas Russell for a greatly increased price of £1650, which may suggest some buildings were on the property by then. The memorial of the 1861 sale described the property 'Together with all Buildings etc.' (Viney & Powell, 1997:222; TBA Planners et al., 1994:185). The Russells owned a butcher shop on Dunsford Street for many years, run by Charles and James Russell in the 1870s, before opening a new shop on Kilmore Road. Brothers Thomas and Isaac Russell are known to have had a farm at Rochford, to the south-west of Lancefield (which may refer to the subject site) (Viney & Powell, 1997:48, 160).

In 1868, Thomas Russell sold the subject site to Richard Dawes (for £1500), commencing a long tenure (Viney & Powell, 1997:222). Dawes cultivated the land, as had the previous owners (*Australasian*, 29 Jan 1887:10). Dawes won a number of prizes for the farm, as reported in Victorian newspapers from the mid-1870s onwards. An article in the *Australasian* in 1875 (3 Apr 1875:23) reported that Richard Dawes's 160 acre farm 'The Grange', had won third prize in an agricultural competition. The article noted that 'The homestead, which occupies a position nearly in the centre of the farm, presented a trim and well-arranged appearance. The dwellinghouse, with neat well-kept fruit and vegetable garden in front, and detached kitchen and dairy behind, though comfortable is by no means the most important building on the place. Mr Dawes is prudently delaying the building of a new residence until all other needful improvements on the farm are completed.' Noted to the rear of the house were a long dray, wagon and machinery shed, piggeries, boiling house, seven-stalled stable, barn (46 ft x 36 ft) and milking shed.

In 1877 Dawes was awarded second prize for 'the best managed farms in the West Bourke district'. Dawes's property was described as Thomas Russell's old farm, comprising 160 acres, that was originally 'foul with weeds' and generally understood to be 'worked out'. It noted that 'The buildings on Mr Dawes's farm, which are conveniently situated, are neatly and substantially constructed of timber, while in connection with the dwelling-house a garden and orchard of about an acre in extent is kept in good order...'. The article goes into detail on his farming practices, crops, stock and outbuildings (*Leader*, 21 Apr 1877:7).

Richard Dawes and his wife went to England in 1880 for a short period, before returning by 1883 to win another farm contest for the property (Viney & Powell, 1997:222). An article in the *Leader* in 1887 reported that Richard Dawes of 'The Grange', Lancefield won first prize from the Minister of Agriculture 'for the best managed farm in Victoria', in the small farm division. The article described 'the homestead, erected on the summit of a knoll ... is beautifully situated, and has considerable pretensions to architectural beauty. It is built of brick and contains 11 rooms and kitchen. A verandah runs around three sides of the building, while a neatly kept flower garden in front, and an excellent orchard and kitchen garden on one side, help to make up a very pretty picture. The outbuildings are numerous and complete, comprising a barn 50 feet by 50 feet, buggy house, tool house, forge, implement sheds, stables, pigsties and sleeping rooms for the workmen' (*Leader*, 29 Jan 1887:10). An article in *The Australasian* in 1887 (29 Jan 1887:10) further described the homestead as a 'handsome and commodious residence' in front of the farm buildings, and 'one of the best houses in the district, having the appearance and surroundings of a suburban villa.'

While it is suggested that the present house (or earlier stage) was built for Dawes c1868, soon after he purchased the property (TBA Planners et al., 1994:185), the articles above suggest the present house (or main form), just south of Collivers Road, was constructed between 1877 and 1887¹.

An 1893 map of the County of Bourke shows Dawes with two properties in the area, one being CA22 (116 acres; north-west of the subject site) and the other being the subject site (TBA Planners et al., 1994:185). In 1913, while residing at Bromfield, Shropshire in England, Dawes transferred the property to his nephew Richard A Colliver, who had been leasing the property for some time (Viney & Powell, 1997:223). Upon Richard Dawes' death in 1921 (at 'Bromfield', Shropshire, England), he was described as 'late of "The Grange", Lancefield and 'loving uncle of R A Colliver, "The Grange," Lancefield' (*Argus*, 1 Oct 1921:11). However, five years later in c1926, Colliver sold the property to Thomas W Coate (TBA Planners et al., 1994:185). The property remained in the Coate family until 1995, when it was sold to William A Angliss, grazier (MRSC PF).

Photos of 'The Grange' dating to 1989 showed the house (Figures 2-5).

Images

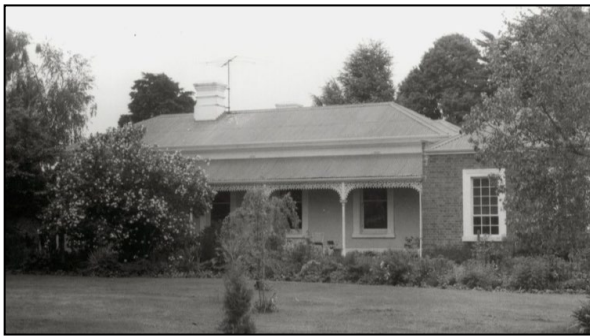


Figure 2. 'The Grange', Lancefield in 1989 (SLV, Image H2013.6/235).



Figure 3. 'The Grange', Lancefield in 1989, showing the weatherboard additions to the rear of the house (SLV, Image H2013.6/236).

¹ The location of the Shire of Romsey Municipal Rate Books, dating pre-1915, is not known. Therefore the precise built date and early stages of development of the house have not been confirmed.



Figure 4. 'The Grange', Lancefield in 1989. The photo is annotated 'verandah with wrought iron trim and iron posts' (SLV, Image H2013.6/237).



Figure 5. 'The Grange', Lancefield in 1989; appears to show the south elevation (SLV, Image H2013.6/238).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

The property known as 'The Grange' is over 66 hectares on a square site of flat land on the southern side of Collivers Road. All of the buildings and associated garden and landscape are within an area of approx. 250 metres deep by 100 metres width on the northern boundary fronting Collivers Road.

The house is a substantial single-storey Victorian brick building located about 100 metres in from the Collivers Road (north) boundary. The house is surrounded by mature trees and it faces east. The main roof is a typical low hipped form front with double hip rear section, all clad in corrugated sheet metal. There are two painted brick chimneys with corbelled brick detailing on the main roof. Below the main roof, on three sides is a concave verandah with cast iron posts and decorative iron brackets and frieze. The window and door openings in the brickwork walls are detailed with cement moulded architraves and the windows are typically double hung timber sashes.

At the rear (west) of the main house there are weatherboard clad, lean-to sections and a separate unpainted brick section with an individual hipped roof form and brick chimney. This English bond brick section has multi paned timber sash windows with cement moulded architraves matching the main section of the house.

The house is surrounded by mature trees and a box hedge lining the path from the gravel drive to the front verandah. The plantings include holly, *Cedrus deodara*, oaks, many cordylines and a walnut tree. Much of the house garden is from the early to mid-twentieth century with blue spruce, golden pencil cypress, variegated *Pittosporum* sp. and a mature Italian cypress, cut leaf birch, a large *Doryanthes* sp. and variegated flax.

Further south from the house and garden are the outbuildings, which are thought to be large modern steel sheds as well as some earlier timber farm structures.

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

It appears that the Grange Farm Complex retains a high degree of integrity in fabric, form and detail. Whilst it appears that alterations have been made to the farmhouse and later buildings have been constructed on the property, these alterations do not diminish the ability to understand and appreciate the place as a highly intact example of a nineteenth century farming property.

Comparative Analysis

The Grange Farm Complex, Lancefield is of note as a representative and intact example of a farming property in the Shire of Macedon Ranges. The district gained a reputation as a rich agricultural area and properties such as this clearly illustrate this development.

A number of farm complexes from the nineteenth century remain in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Riversdale & mature planting, 199 Youngs Road, Kyneton (HO149) (date unknown)
- Homestead (Former Jarrett's Farm), 101 Pleasant Hill Road, Kyneton (HO313)
- Bolinda Vale, 1556 Melbourne Lancefield Road, Clarkefield (HO154)
- Pastoria Homestead, 589 Baynton Road, Pastoria (HO120) (c1860/1870, 1890s)
- Clunie, Pinetum, 3330 Romsey Road, Chintin (HO245) (c1868)

The Grange Farm Complex appears to retain sufficient integrity to clearly demonstrate the characteristics of an agricultural property in the Macedon Ranges Shire. It is directly comparable to the farm complexes listed above and displays a range of similar characteristics including a single-storey dwelling, a range of associated outbuildings, mature vegetation and a sizable allotment of farming land.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Grange Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Grange Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – to the extent of early timber outbuildings
Prohibited Uses Permitted?	Yes – main house only
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 6. Aerial photo of 153 (part) Collivers Road, Lancefield (Source: Nearmap, aerial dated Jan 2018).

References:

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.] Advocate [Melbourne, Vic.].

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Kilmore Advertiser.

Leader [Melbourne, Vic.].

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 153 Collivers Road LANCEFIELD VIC 3435 MBS-2003-947.

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

State Library of Victoria (SLV), images as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

The Australasian.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Heritage Citation

BLOIS COTTAGE FARM COMPLEX

Address: 114 (part) High Street, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised post Exhibition – August 2021, revised for Adoption – June 2022

Place type: House, Farm Complex, Trees	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: c1880s
Recommendation: Include in the Heritage Overlay with tree controls triggered (to extent of mature tree plantings) and outbuildings (to extent of early outbuildings) subject to notice and review	Extent of Overlay: Refer to plan at Figure 11



Figure 1. 114 (part) High Street, Lancefield (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

Blois Cottage Farm Complex, 114 (part) High Street, Lancefield, a farming property on the edge of the town established in the mid-nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The farmhouse's original form, materials and detailing
- The farmhouse's high level of integrity to its original design
- Early outbuildings
- Mature trees and plantings.

Recently constructed outbuildings are not significant.

How is it significant?

Blois Cottage Farm Complex is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Blois Cottage Farm Complex demonstrates the early establishment of houses on generous allotments on the outskirts of country towns and their subsequent development as farming properties in the rich agricultural district of Lancefield (Criterion A).

Blois Cottage Farm Complex is a fine, intact and representative example of a small nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 4 Transforming and managing the land
 - 4.4 Farming
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for gold seekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street

plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

The current 114 High Street comprises Crown Allotments (CA) 72-76, 78, and to the north-east, CAs 66 and 67 (Figure 2). These lots were sold by the Crown to various owners in 1865 and 1867, with those fronting High Street totalling three acres each. Lots 73 and 75 were sold by the Crown to R & J Beasley in 1865¹ (Lancefield Township Plan; Figure 2). Lots 74 (the location of the larger house at 114 High Street) and 76 were purchased from the Crown by W. Howden in May 1865. William Howden, carpenter, died in September 1865 and by 1875, Isabella Howden, widow, was the official owner of Lots 74, 75 and 76 (PROV; LV:V518/F448; V780/F959). Howden may have had his residence on Dundas Street, Lancefield (Viney & Powell, 1997:67).

In March 1891, Howden sold Lots 74-76 to Frederick Lawton, Lancefield surgeon (totaling 9 acres) (LV:V2338/F477). Dr Frederick Lawton moved to Lancefield c1874 where he practiced as a surgeon and was a noted horseman, married to Margaret Lawton (PROV; *Horsham Times*, 11 Sep 1896:2). It is suggested that the present house (on Lot 74) was built for Lawton c1880s² (Green, 3 Jul 2018). The original kitchen and maid's room was built to the rear of the house (originally separate; recently joined). Early outbuildings on the property included a washhouse and dairy (Green, 3 Jul 2018). The exotic trees on the property were planted by Lawton, and are thought to have been sourced from the local Smith's Nursery. The trees included a variety of oak species, Spanish Fur, cypress and pink Hawthorn (remain in 2018) (Green, 3 Jul 2018).

Upon the death of Frederick Lawton in August 1896, the property (Lots 74, 75 and 76) totalled nine acres and was described as comprising a 'brick villa of 9 rooms, stabling, coach house &c' (PROV). In 1896, Lawton also owned lot 27 and part of lot 58 in the Parish of Lancefield (now 2076 Three Chain Road, at the west end of

¹ A shingled-roof house remains on Lot 73 to the east of the larger house, and is within the current boundary of 114 High Street. Its date of construction is not known. It has a separate early history of ownership.

² The location of the Shire of Romsey Municipal Rate Books, dating pre-1915, is not known. Therefore the precise built date of the house has not been confirmed.

Salisbury Lane), which together had an eight-room weatherboard house (PROV). A notice in the *Argus* in September 1896 reported that Lawton's residence was called 'Blois-cottage, Lancefield'. An article in November 1896 reported that to his widow he bequeathed 'his house at Lancefield, known as "Old Blois Cottage," with surrounding land, and his house at the same place [Lancefield], known as "New Blois Cottage," with surrounding land' (*Argus*, 10 Oct 1896:1; 5 Nov 1896:6). There does not appear to be remnants of another residence on the subject site (Lots 74-76) in 2018, therefore one of the residences referred to may be the weatherboard cottage on lots 27 and 58, Lancefield. 'Blois' appears to have been a Lawton family name.

Frederick's widow, Margaret Lawton, was addressed to William Street, Brighton during this period. Following Margaret's death in 1903, the property was held by her executors until 1907 when it was transferred to Edith Thompson, married woman of Lancefield (LV:V2338/F477). Subsequent owners of the nine acre property (Lots 74-76) were Annie Paterson, married woman, from 1918; Grace Johnston, married woman, from 1920; Mark Hayes, grazier, from 1924; the Williamsons from 1929; Alfred Tully, farmer, from 1955; and the Greens from 1967 (LV:V4158/F424). Members of the Green family first occupied the (presumed earlier) house immediately east, on Lot 73 (now part of 114 High Street) (Green, 3 Jul 2018). It was under the Green's ownership in 1971 that part of a former church building was relocated to the site, without its floor or roof, to serve as an outbuilding. It is suggested the building originally served as a Baptist, then Apostolic church (further details not confirmed) (Green, 3 Jul 2018). The former Church was destroyed by a falling tree during the June 2021 storms.

Adjacent lots were acquired (and consolidated by 2018) under various ownership.

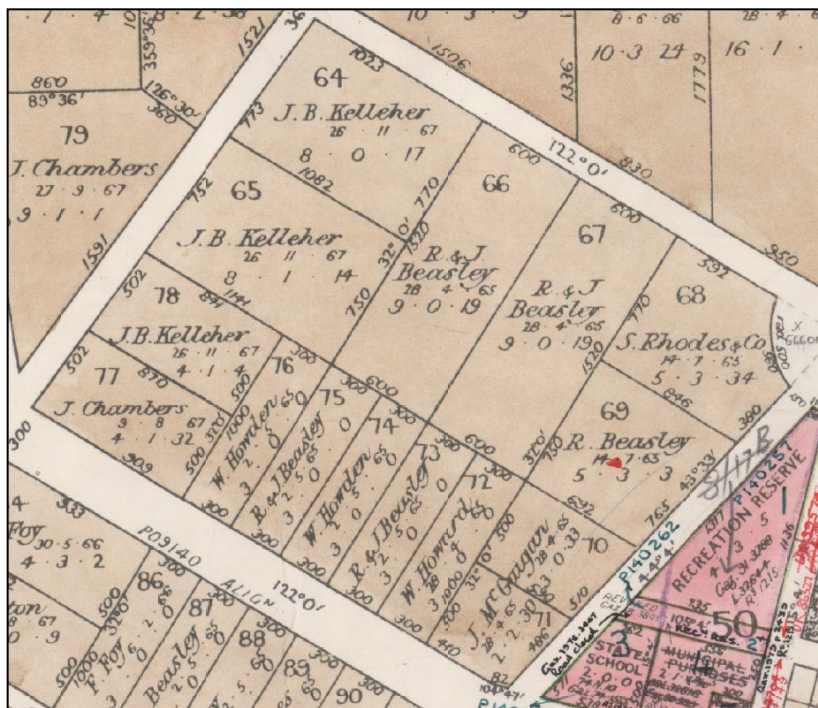


Figure 2. Detail of the Lancefield Township Plan – Lot 74 is the site of the large house at 114 High Street, Lancefield.

Description

The farm complex forming part of 114 High Street, Lancefield is approximately 3.6 hectares with the south west boundary fronting High Street. The almost square site is bordered to the south west and north west by rows of mature trees. There are further mature trees scattered on the site including a number around the house and outbuildings in the southern corner of the site.

The house is a substantial Italianate-style, single-storey, double-fronted brick building with verandah across the façade, returning on the north west side. The hipped roof is clad in corrugated galvanised iron, as is the verandah, and a decorative brick chimney is centred on the main ridge of the front façade. The windows are typically timber framed double hung sashes with painted rendered sills. The entrance door is a decoratively panelled timber door with sidelights and highlight over. The façade brickwork is tuckpointed. The timber verandah decking, posts with capitals, turned timber balusters and timber lattice work appear to be original nineteenth century building fabric and are generally in a deteriorated condition.

The south east side of the building has a separate entrance door off the front verandah (south west) and is constructed of brick walls under the verandah roof. It would appear that this section of the building was originally the doctor's rooms with a separate entrance from that to the house.

At the rear of the house (north east) is a hip roofed, weatherboard clad section that is thought to be the original detached kitchen. Various further additions have been made subsequently such that the original kitchen and attached lean-to additions now form a single building with the main brick section.

The outbuildings are located to the north east (behind) the house. They are generally timber framed, weatherboard-clad buildings with gable roofs clad in corrugated galvanised iron including a stables building, dairy and storage sheds. The wash house directly behind the kitchen is also of timber framing and cladding and it retains remnants of the original timber shingle roof cladding under the corrugated galvanised iron roof. All of the outbuildings are in a dilapidated state.

The property includes an extensive collection of mature trees such a river red gums and other conifers (deodar cedars, cypress) and deciduous trees (pinoaks) including a very large *Arbutus unedo* specimen in the front yard. The house garden includes remnants of lilacs, Pittosporum and holly. Beyond the house garden, to the north west of the house, are the stands of mature trees including Monterey pine row, ending in a redwood, *Cupressus sempervirens* and other conifers.

Images



Figure 3. North west side of house (GJM Heritage/
Frontier Heritage, July 2018)



Figure 4. North east (rear) of house (GJM Heritage/
Frontier Heritage, July 2018)



Figure 5. Timber outbuilding (GJM Heritage/Frontier Heritage, July 2018)



Figure 6. Entrance door off verandah (possibly into Doctor's rooms) (GJM Heritage/Frontier Heritage, July 2018)



Figure 7. Wash house (GJM Heritage/Frontier Heritage, July 2018)



Figure 8. Stables (GJM Heritage/Frontier Heritage, July 2018)



Figure 9. House verandah (GJM Heritage/Frontier Heritage, July 2018)



Figure 10. Verandah posts and lattice work (GJM Heritage/ Frontier Heritage, July 2018)

Integrity

Blois Cottage Farm Complex, Lancefield retains a high degree of integrity in fabric, form and detail. While alterations have been made to the farmhouse and outbuildings, and later buildings have been constructed on the property, these alterations do not diminish the ability to understand and appreciate the place as a highly intact example of a farming property.

Comparative Analysis

Blois Cottage Farm Complex, Lancefield is of note as a representative and intact example of a farming property located on the outskirts of a town in the Shire of Macedon Ranges. The district gained a reputation as a rich agricultural area and properties such as this clearly illustrate this development.

A number of farm complexes remain on the outskirts of towns in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Fersfield House, 74 Willowbank Road, Gisborne (HO76)
- Brennanah Manor and Old Stables, 38-42 Tattersall Drive, Kyneton (HO208)
- Residence (Barongarook), 8 Trio Place, Kyneton (HO122)
- Wyabun Park, 29 Melbourne Road, Gisborne (HO285)

Blois Cottage Farm Complex retains a high level of integrity to clearly demonstrate the characteristics of an agricultural property in the Macedon Ranges Shire. It is directly comparable to the farm complexes listed above and displays a range of similar characteristics including a single-storey dwelling, a range of associated outbuildings, mature vegetation and a sizable allotment of farming land.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Blois Cottage Farm Complex demonstrates the early establishment of houses on generous allotments on the outskirts of country towns and their subsequent development as farming properties in the rich agricultural district of Lancefield.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Blois Cottage Farm Complex is a fine, intact and representative example of a small nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes - early outbuildings
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the yellow polygon on the aerial below.



Figure 11. Aerial photo of 114 (part) High Street, Lancefield (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Green, Syd (owner), personal communication on site, 3 July 2018.

Lancefield Township Plan.

Landata Victoria (LV), Certificates of Title, as cited.

Public Records Office Victoria (PROV), probate and administration files for:

‘Fredk Lawton’, VPRS 28/ P2, Unit 446, Item 62/731

‘William Howden’, VPRS 28/P0, Unit 56, Item 5/441.

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units).

The Argus.

The Horsham Times [Vic.]

Victorian Places, 'Lancefield', <<http://www.victorianplaces.com.au/lancefield>>, accessed Sep 2018.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Heritage Citation

ANNIE VALE FARM COMPLEX

Other Names: Badgers Keep (current)

Address: 158 (part) Mahers Road, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Farm Complex	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: Mid-late nineteenth century
Recommendation: Include in the Heritage Overlay with tree and prohibited use controls triggered and entrance fence and outbuildings subject to notice and review	Extent of Overlay: Refer to plan at Figure 11.



Figure 1. 158 (part) Mahers Road, Lancefield (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

Annie Vale Farm Complex, 158 (part) Mahers Road, Lancefield, a farming property established in the mid-late nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The farmhouse's original form, materials and detailing
- The farmhouse's high level of integrity to its original design
- Early outbuildings
- Entrance fence, and mature trees and plantings.

How is it significant?

Annie Vale Farm Complex is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Annie Vale Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield (Criterion A).

Annie Vale Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a farmhouse, outbuildings and mature plantings (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 4 Transforming and managing the land
 - 4.3 Grazing and raising livestock
 - 4.4 Farming
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for gold seekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

Charles Maher received the Crown Grants for Crown Allotments (CA) 17, 18 and 19 (totaling almost 315 acres) in 1855; the three allotments were bound by Mahers Road, Cemetery Road (which originally extended to Mahers Road), Racecourse Road and Grahams Road (GLN, App No. 58343; Parish of Lancefield Plan). The present buildings at the subject site are located on CA 17 (the southern corner of the subject site is part of CA 18).

Analysis of the architectural details and fabric of the present house and outbuildings suggest that some of the buildings on the site probably date to early occupation by Maher, and that the larger weatherboard residence may include some fabric from Maher's period (mid nineteenth century) as well as having been extended on several occasions subsequently.¹

Maher's property in Lancefield was referred to as 'Annie Vale' in newspapers as early 1881 (*Argus*, 31 May 1881:3). Upon Charles Maher's death in January 1902, his probate files indicate that his assets included Crown Allotments 17, 18 and 19 (Parish of Lancefield) which totaled 315 acres and included 'a dwelling house of 6 rooms – with detached bedroom, kitchen & dairy – barn, buggy shed, 7 stall stable and cowshed' (many structures appear to remain on the site in 2018). His assets also included other allotments in the district, all described as 'grazing land' (PROV). Charles Maher's obituary noted that he had resided on his property in Lancefield for many years, in his residence where he and his wife Brigid raised their large family (*Kilmore Free Press*, 6 Feb 1902:3). *The Argus* (30 Jan 1903:1) reported that upon his death at aged 76 years, Maher's residence was 'Annievale' in Lancefield.

The property (Crown Allotments 17, 18 & 19) was subsequently granted to his executors Mathew Maher, James Maher and Charles Dwyer, and from 1902 Matthew Maher was the sole owner (Figure 2) (GLN, App No. 58343; PROV).

¹ The location of the Shire of Romsey Municipal Rate Books, dating pre-1915, is not known. Therefore the built date of the buildings on the property has not been confirmed.

Following the death of Matthew Maher in 1947 (aged 80 years), his obituary reported that he resided at 'Annie Vale' in Lancefield, where he was born. He was noted as having been an active community member, as President of both the Lancefield Football Club and Racing Club (*Kilmore Free Press*, 8 May 1947:3). Councillor Matthew Maher was the Shire President in 1935-36 (Viney & Powell, 1997:177).

Matthew Maher's executors subdivided the property. CA 17 (including the subject site) was sold to Anne Claire Hawkins, married woman of Lancefield, in 1947. CAs 18 and 19 (the southern corner of the subject site is part of CA 18) were sold to Charles F Hawkins, Lancefield grazier, also in 1947. Four years later, the Hawkins sold CAs 17, 18 and 19 to Marie Beck Smith in 1951 (GLN, App No. 58343).

Marie B King (née Smith) 'of "Karana" Lancefield' (which may suggest a later name of the property) sold the property (CAs 17, 18 & 19) to Cobbity Pty Ltd of Malvern in the early 1980s (GLN, App No. 58343), who subdivided the property soon after purchase. The current 158 Mahers Road (lot 2 of the subdivision) was sold to Elizabeth Leake and Petmil Pty Ltd in 1990 (LV:V9405/F741; 9582/F936). In 2018, the property is called 'Badgers Keep'.



Figure 2. A photo of 'Mr M Maher's homestead, "Annie Vale"' published in the *Weekly Times* in July 1927 (2 Jul 1927:42).

Description

Annie Vale is an irregular shaped farm complex of approximately 17.7 hectares located on the corner of Mahers and Grahams Roads, Lancefield. The complex consists of a main house, cottages and several outbuildings set in an ornamental landscape of tree rows, hedges and plantings in the north east corner of the site. Throughout the property there are modern post and rail fences, some post and wire fences and decorative iron gates. It is not known if the gates are original to the property or relocated from elsewhere.

The main house is reached via a tree lined driveway off Mahers Road. It is a single-storey double gable roofed weatherboard building which appears to have been constructed in stages. The main gable sections run north-south and a further gable section intersects to the rear on the west side. The simple building form and scale, with low roof pitching point and eaves, suggest mid nineteenth century cottage construction. The front of the building faces east and has a draped verandah with timber posts and decorative timber frieze. The roof is of corrugated sheet metal with brick chimneys and timber finials at the gable ends. The windows are timber framed.

To the north of the main house is one of the outbuildings which may be contemporary with the house construction (see Figure 3). This structure is currently used as a garage and general storage. The walls are a combination of painted brickwork and weatherboard cladding along with sections of corrugated sheet metal cladding. The roof is gable form with a skillion section to the side. Decorative timber brackets adorn the vehicle opening in the skillion east end. There is a brick chimney on the northern side. Like the main house, this structure appears to have been constructed in stages with the main section of similar scale and form as the house.

Behind the house, on the west side there is another residential cottage, a timber outhouse and a small timber storage shed. The cottage is unusual in architectural detailing and difficult to determine a construction period (see Figure 7). The walls are a rough rendered and painted finish and the gable roof is clad with corrugated sheet metal. The gable ends are weatherboard clad with timber finials and a simple draped verandah with timber posts extends along the east wall providing protection to the entry doors. The timber framed windows on the eastern side project beyond the walls and are framed with chamfered timber boxing and decorative brackets above. Windows in the north and south walls have unusual timber hoods over.

South west of the main house group of buildings is the coach house (Figures 8 & 9). The steeply pitched central gable section of corrugated sheet metal has broad skillion sections either side. Timber finials adorn the gable ends and the east wall is of painted weatherboards and other walls are painted corrugated sheet metal clad.

There are several other outbuildings along the south west boundary of the property. These outbuildings are timber framed, weatherboard clad with corrugated sheet metal roofs. Like all other buildings in the complex, the gable ends are decorated with timber finials. The precise function of these outbuildings is not known, nor is the date of construction. They appear to consist of predominantly mid-late nineteenth century building fabric and are therefore of a similar period to the residential buildings on the property.

All buildings on the property have been painted a consistent colour scheme and are well maintained.

The landscaping around the buildings is also well maintained. There are exotic trees, generally mature, including willows and Lombardy poplars, cypress and pines. There is extensive well-maintained hedging throughout the property.

Images



Figure 3. North end of garage and storage (GJM Heritage/Frontier Heritage, July 2018)



Figure 4. Rear gable section of main house (GJM Heritage/ Frontier Heritage, July 2018)



Figure 5. North end of main house (GJM Heritage/
Frontier Heritage, July 2018)



Figure 6. Southern end of main house (GJM Heritage/
Frontier Heritage, July 2018)



Figure 7. East side of rendered cottage (GJM Heritage/
Frontier Heritage, July 2018)



Figure 8. North side of coach house (GJM
Heritage/Frontier Heritage, July 2018)



Figure 9. East elevation of coach house (GJM Heritage/
Frontier Heritage, July 2018)



Figure 10. Entrance fence off Mahers Road (GJM
Heritage /Frontier Heritage, July 2018)

Integrity

Annie Vale Farm Complex retains a high degree of integrity in fabric, form and detail. While some alterations have been made to the farmhouse and outbuildings these do not diminish the ability to understand and appreciate the place as a highly intact example of a nineteenth century farming property.

Comparative Analysis

The Annie Vale Farm Complex, Lancefield is of note as a representative and intact example of a farming property in the Shire of Macedon Ranges. The district gained a reputation as a rich agricultural area and properties such as this clearly illustrate this development.

A number of farm complexes from the nineteenth century remain in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Riversdale & mature planting, 199 Youngs Road, Kyneton (HO149) [date unknown]
- Homestead (Former Jarrett's Farm), 101 Pleasant Hill Road, Kyneton (HO313)
- Bolinda Vale, 1556 Melbourne Lancefield Road, Clarkefield (HO154)
- Pastoria Homestead, 589 Baynton Road, Pastoria (HO120) (c1860/1870, 1890s)
- Clunie, Pinetum, 3330 Romsey Road, Chintin (HO245) (c1868)

The Annie Vale Farm Complex retains a high degree of integrity to clearly demonstrate the characteristics of a nineteenth century agricultural property in the Macedon Ranges Shire. It is directly comparable to the farm complexes listed above and displays a range of similar characteristics including a single-storey dwelling, a range of associated outbuildings, mature vegetation and a sizable allotment of farming land.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Annie Vale Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Annie Vale Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a farmhouse, outbuildings and mature plantings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – early outbuildings and entrance fence

Prohibited Uses Permitted?	Yes
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 11. Aerial photo of 158 (part) Mahers Road, Lancefield (Source: Nearmap, aerial dated Jan 2018).

References

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

General Law Notes (GLN), Application No. 58343.

Kilmore Free Press.

Landata Victoria (LV), Certificates of Title, as cited.

Parish of Lancefield Plan

Public Records Office Victoria (PROV), probate and administration files for Charles Maher, VPRS 28/P2, Unit 609, item 82/508.

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units).

The Argus.

Victorian Places, 'Lancefield', <<http://www.victorianplaces.com.au/lancefield>>, accessed Sep 2018.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Weekly Times [Melbourne, Vic.]

Heritage Citation

LANCEFIELD RAILWAY STATION (FORMER) AND RAILWAY LINE REMNANTS

Address: 36 (part), 42 & 68A (part) Main Road, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Railway Station and Residence, Trestle Bridge, Underpass, Railway Line Infrastructure	Architect: Not known
Grading: Locally significant	Builder: Various
Integrity: High	Construction Date: 1881-1956
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 23.



Figure 1. Former Lancefield Railway Station, 42 Main Road, Lancefield (GJM Heritage/Frontier Heritage, June 2018)



Figure 2. Former timber bridge, 68A (part) Main Road, Lancefield (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

The Former Lancefield Railway Station and Railway Line Remnants, 36 (part), 42 and 68A (part) Main Road, Lancefield, a railway station built in 1881 and associated remnant railway line from 1881.

Elements that contribute to the significance of the place include (but are not limited to):

- The railway station's original form, materials and detailing
- The railway station's high level of integrity to its original design
- Remnants of railway line infrastructure.

Additions to the north, west and south of the railway station building, and a building located to the south-west, are not significant.

How is it significant?

The Former Lancefield Railway Station and Railway Line Remnants are of historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Former Lancefield Railway Station and Railway Line Remnants are illustrative of the network of railway lines developed in the late nineteenth century to service rural townships. It reflects the importance of the local railway network to rural communities in the late nineteenth and early twentieth century and the final closure of the line in the 1950s demonstrates the decline of the smaller rural lines in the late twentieth century (Criterion A).

The Former Lancefield Railway Station, 42 Main Road, Lancefield is an intact and representative example of a railway station in a rural township. It displays typical characteristics of a small late nineteenth century regional railway station, including a simple rectangular plan with gable roof form and verandah, and the typical use of timber for framing, cladding, window frames and doors (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 3 Connecting Victorians by transport and communications
 - 3.3 Linking Victorians by rail.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for gold seekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street

plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

Lancefield-Clarkefield railway line (1881-1956)

The railway line from Clarkefield (originally called Lancefield Junction station), north to Lancefield operated between 1881 and 1956 (Kishere, 2103:7; *Kilmore Lancefield area*, 1990:13).

The Lancefield Railway Bill was passed by Parliament in September 1880 and John Robb's tender for construction for the railway line was accepted. In June 1881 the line was declared open by the Minister of Railways. School children of the region attended the opening and a celebratory ball was held (Viney & Powell, 1997:145). The line served passengers and the local agricultural and timber industries, conveying produce and stock to Melbourne markets (McKay & Tomkins, 2018:6; Kishere, 2013:7).

In the 1930s, patronage began to reduce with the rise of motor vehicles and by the 1950s it became uneconomical to keep the Lancefield-Clarkefield line open. A public meeting in 1956, called by the Shire President, failed to keep the line open, which was closed in August 1956 (Viney & Powell, 1997:145).

1881 Lancefield Railway Station (42 Main Road)

The Minister of Railways determined the location of the new Lancefield station to be 'on the eastern site ... at the corner of Mr Dunsford's property south of the bridge' (Viney & Powell, 1997:145).

In April 1881, the Victorian Railways called for tenders for a passenger station at Lancefield (TBA Planners at al., 1994:293). Lancefield Railway Station (the subject site) was opened in June 1881 (Figures 3-13) (McKay & Tomkins, 2018:6). An article published in the *Leader* in December 1881 (17 Dec 1881:6) reported that Lancefield Railway Station was the 'terminus of the line which branches at Lancefield Junction [Clarkefield] from the main line from Melbourne to Echuca.' The construction of the station 'a quarter mile' from the town reportedly caused much agitation with the locals due to the inconvenient distance.

In May 1881 tenders were called for the erection of an engine shed in Lancefield (Figures 5 & 7) (TBA Planners at al., 1994:293). A round-roofed goods shed and platform (Figure 5 & 9) and a 'rare triple line set of points' were also constructed nearby. The station comprised a large yard for bullocks and horse-drawn wagons and a turntable was installed east of the station in 1901 (remnants since demolished for a recent house) (Figure 4) (McKay & Tomkins, 2018:6, 95).

In 1882, the Board of Land and Works accepted the tender, on behalf of the Railways Department, of J S Robertson (for £193/14/5d) for the erection of a cottage, kitchen, etc., for the use of the engine driver at Lancefield (location not confirmed) (TBA Planners at al., 1994:293).

Later additions to the 1881 station building include an addition to the south in the late 1960s, an addition to the north elevation, a verandah on the western elevation in the early 1970s, and the over-cladding of the house in synthetic weatherboards. In 2001, Council granted a permit for the former station building to serve as a café and nursery (MRSC PF). The station building continues to serve as both a café and accommodation in 2018.

In 2018, remnant railway line infrastructure remains immediately east of the former railway station building (within 36 Main Road). However, 'very little evidence of the goods sidings, turntable and other infrastructure is visible now' (McKay & Tomkins, 2018:6).

Lancefield 'Town Station' (behind Macedonia Hotel at 72 Main Road)

The Age reported in May 1889 that 'the Railway Commissioners yesterday received a delegation from residents of Lancefield, who asked when it was intended to build the proposed new railway station at Lancefield. The commissioners stated that the plans for the building were not yet completed, but they would be able to keep their promise to erect the new station before the railway to Kilmore is ready for opening' (*Age*, 9 May 1889:6). The new Lancefield Town Station was built in 1892 behind the Macedonia Hotel (at 72 Main Road), serving as a second platform in Lancefield, closer to the township centre (Figure 4) (McKay & Tomkins, 2018:1, 6).

The Town Station was closed in 1897, coinciding with the first closure of the Lancefield-Kilmore railway line. One source states that the passenger buildings were demolished, however a second notes that the building at the Lancefield Town railway platform was removed to Woodend (McKay & Tomkins, 2018:6, 14; Vic Railways). By 1917 a firewood facility was established on the former Town Station site, which operated into the 1950s (there are no known remnants of the Town Station) (McKay & Tomkins, 2018:6, 14).

Lancefield-Kilmore railway line (1892-1897, 1900-1903)

The Lancefield-Kilmore railway line was created as a result of the Victorian Government's Railway Construction Act 1884 (known as the 'Octopus' Act), which authorised the construction of 66 railway lines throughout Victoria. Many of the country lines created were established to link major routes. The Lancefield-Kilmore route was intended to join the northern and north-eastern main railways, removing the need for produce to be routed via Melbourne (*Lancefield Mercury*, Jul 2018:8; *Kilmore Lancefield area*, 1990:13).

In 1889-1892 the line was built connecting Lancefield and Kilmore to the east, constructed by contractors Johnson, Billings and Monis (Figure 14). The line traversed the Great Dividing Range and was a difficult and expensive undertaking, as a result of the topography. In addition to the terminal stations at Lancefield and Kilmore, five stations were built along the line at Mount William, Goldie, Springfield, High Park and Forbes. The line was opened in 1892, and first passengers boarded on 6 April 1892. Six gate-keepers cottages were built along the line, which comprised 15 standard light rails (*Lancefield Mercury*, Jul 2018:8; Kishere, 2103:7).

However, the line was little used, partly due to the 1890s Depression. In June 1897 the Railway Commissioner closed the line, with occasional special trips running at irregular intervals for the transport of local produce. Between February 1900 and July 1903 a weekly service was again run. In 1903 it was determined that the line would be permanently closed, and six years later in 1909 it was decided that the line would be dismantled (Viney & Powell, 1997:146-7; *Lancefield Mercury*, Jul 2018:8; Kishere, 2013:7). Although the line was dismantled, some remnants remains along the alignment.

Remnant timber bridges & embankment

The Lancefield-Kilmore railway line extended north from the 1881 Lancefield Railway Station, towards the Lancefield Town Station, along a high man-made embankment east of the stations (still visible in the landscape in 2018).

Two timber bridges were constructed along the embankment that joined Lancefield Railway Station and the new Town Station (Figure 4); another 14 wooden bridges were constructed along the remainder of the new line (McKay & Tomkins, 2018:4). One wooden bridge was constructed over a small creek, comprising five trestles (piles and cross beams remain in 2018). The second bridge (also referred to as an underpass) provided access between Main Street and 'wood allotments' along the fire wood siding, east of the tracks (since infilled with soil; but the retaining walls are visible in 2018) (McKay & Tomkins, 2018:12).

This part of the Lancefield-Kilmore railway line remained open (after 1903) and was maintained as part of the head shunt of the Lancefield to Clarkefield line, before its closure in 1956 (McKay & Tomkins, 2018:12).

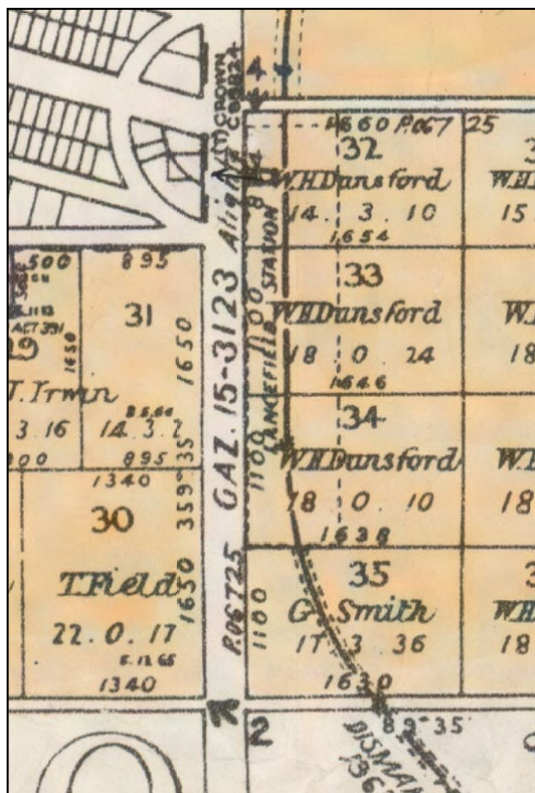


Figure 3. The Lancefield Parish Plan showing the railway line running north-south through Crown Allotments 32 to 35.



Figure 6. Lancefield Railway Station, photo dated c1890s (McKay & Tomkins, 2018:7).



Figure 7. Photo dating to the early 1900s, looking south towards Lancefield Railway Station, with an engine shed, water tower and sidings to the east (left). The turntable is at far left of the photo (Kishere, 2013:7; McKay & Tomkins, 2018:7).



Figure 8. Lancefield Station in the 1920s, with crowds waiting the annual trip to Sorrento (Viney & Powell, 1997:397).



Figure 9. A 1948 photo, looking north at the round-roofed goods shed and Lancefield Railway Station in the background (McKay & Tomkins, 2018:7).



Figure 10. A 1954 photo of Lancefield station and the 'hut for the morning train driver' (Viney & Powell, 1997:397).



Figure 11. Lancefield Railway Station soon before its closure in 1956 (McKay & Tomkins, 2018:9).

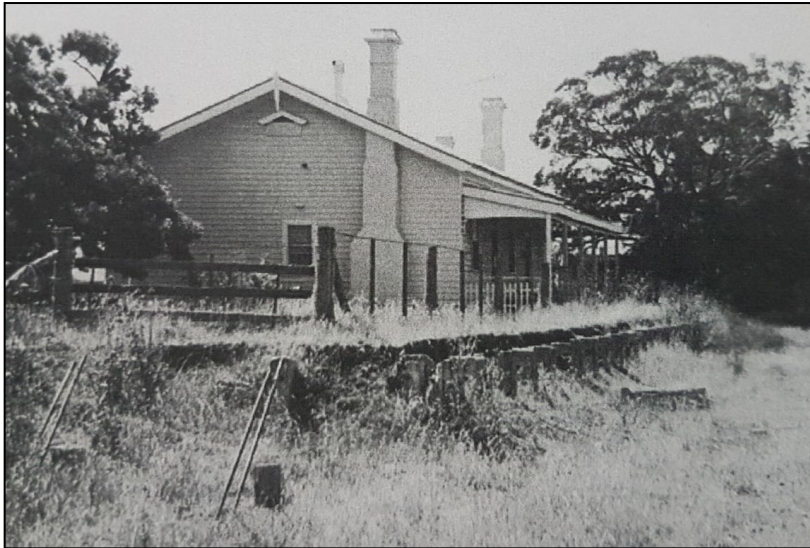


Figure 12. Lancefield Railway Station after it ceased operating as a station; no date to photo, post-1956 (McKay & Tomkins, 2018:9).

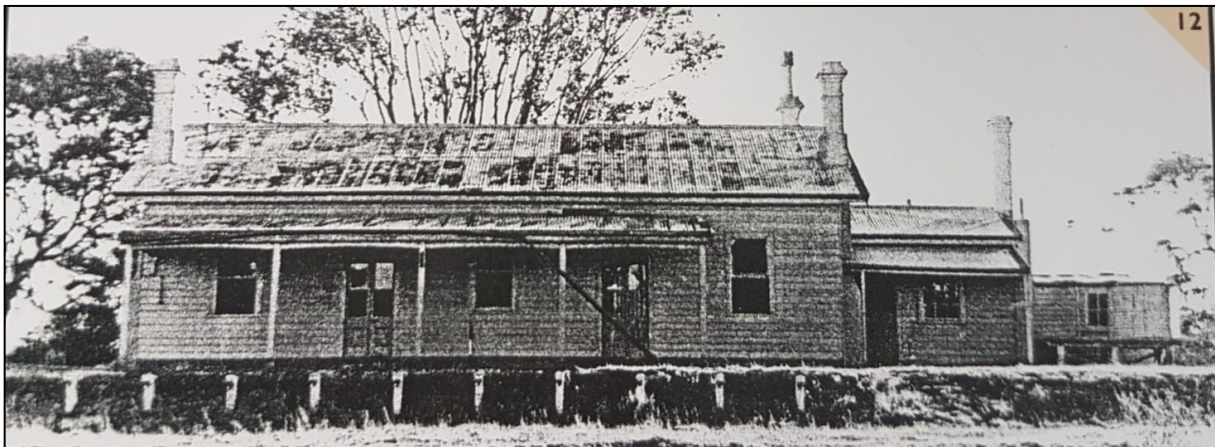


Figure 13. Lancefield Railway Station in 1960 (McKay & Tomkins, 2018:9).

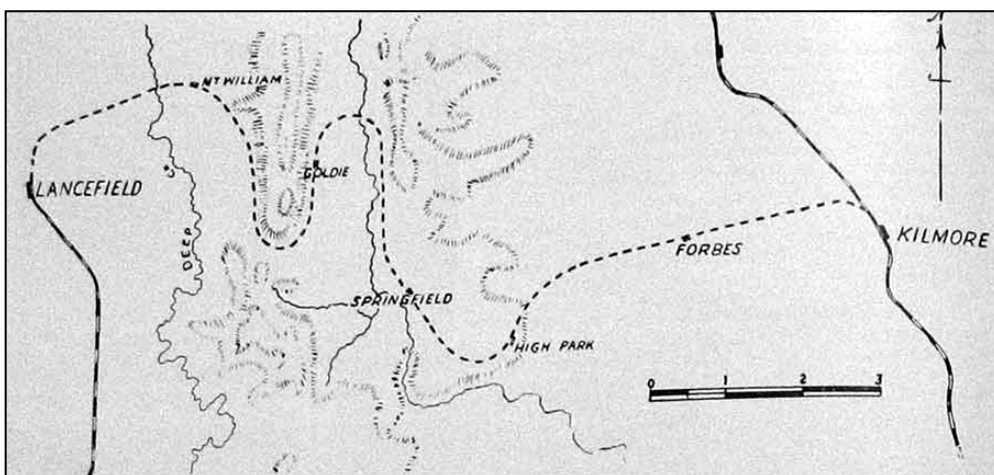


Figure 14. The Lancefield-Clarkefield line ran from the south to Lancefield. The Lancefield-Kilmore line ran east from Lancefield (dotted line) (*The Victorian Railways News Letter*, July 1956:6, cited in Vic Railways).

Description

The former Railway Station at 42 Main Road, Lancefield, is a simple rectangular plan building with gable roof form on the east side of Main Road, Lancefield. The timber framed, weatherboard (synthetic) clad station has timber framed double hung sash windows and double timber doors with highlight on the east (platform) side under a simple timber framed verandah. The gable roof is clad with corrugated sheet metal and decorative brickwork chimneys have a painted finish.

Alterations have been made to the building including large additions, however, the original form remains legible. At the northern end is an extension under a separate gable roof form with a verandah across the front. On the west elevation a verandah has been added to the length of the building returning around the southern elevation. At the southern end, a large carport area under a gable roof form has been added. On the same site, south west of the station building is an unrelated timber and sheet metal outbuilding.

On the adjacent site at 36 Main Road, east of the station building, there are remnants of railway infrastructure including rows of formed concrete bases upon which the railway track would have been fixed.

Other railway related fabric remains north of the station building at 68A Main Road, Lancefield. Within a grassed paddock there are ruinous remnants of a timber railway trestle bridge and, to the south of the bridge ruin, are the remnants of what was a railway underpass as evidenced by sections of the retaining walls which were partially lined with railway sleepers.

Images



Figure 15. North elevation (GJM Heritage/Frontier Heritage, July 2018)



Figure 16. Southern end of station building (GJM Heritage/Frontier Heritage, July 2018)



Figure 17. South Elevation (GJM Heritage/Frontier Heritage, July 2018)



Figure 18. Remnant timber trestle bridge (GJM Heritage/Frontier Heritage, July 2018)



Figure 19. Formed concrete bases for railtrack (GJM Heritage/Frontier Heritage, July 2018)



Figure 20. East (platform) side (GJM Heritage/Frontier Heritage, July 2018)



Figure 21. Remnant of timber trestle bridge (GJM Heritage/Frontier Heritage, July 2018)



Figure 22. Remnant of underpass (GJM Heritage/Frontier Heritage, July 2018)

Integrity

The Lancefield Railway Station retains a high degree of integrity in fabric, form and detail. While the building has undergone a number of alterations, including additions to the north, west and south, these do not diminish the ability to understand and appreciate the place as an intact example of a railway station in a rural township. This understanding and appreciation is strengthened by the retention of associated remnant railway line infrastructure in close proximity to the station.

Comparative Analysis

The Former Lancefield Railway Station, together with railway line, bridge and underpass remnants, is of note as a representative and intact example of a railway station, with associated infrastructure, within a rural township in the Shire of Macedon Ranges. It was one of a number of railway stations established on the Clarkefield (then known as Lancefield Junction) to Lancefield railway branch line established in 1881, however it is the only remaining station on this line with the former track bed still visible in places.

Within the Shire of Macedon Ranges, five railway stations are included in the Heritage Overlay of the Macedon Ranges Shire Planning Scheme. These are all located on the Melbourne to Echuca railway line and include:

- Riddells Creek Railway Station and Goods Shed, 17 Hamilton Street (HO87)
- Carlsruhe Railway Station, Carlsruhe Station Road (HO46 & VHR H1662)
- Kyneton Railway Station Complex (HO168 & VHR H1602)
- Malmsbury Railway Station, Malmsbury-Daylesford Road (HO191 & VHR H1574)
- Gisborne Railway Station Complex, 175 Station Road, New Gisborne (HO250 & VHR H1581)

Four of these places have identified significance at the state level and are included in the Victorian Heritage Register (VHR). These are the railway stations at Carlsruhe, Kyneton, Malmsbury and Gisborne and will not be considered further here.

Like these four stations, the Riddells Creek Railway Station was constructed on the Melbourne to Echuca railway line. It comprises a bluestone goods shed with trabeated detailing (1864) and timber station building with cantilevered verandah (1913).

In contrast, the Former Lancefield Railway Station was constructed on a rural branch line in the Shire of Macedon Ranges and, as the only remaining station, demonstrates the development of the local railway network within the Shire. Remnant sections of associated railway infrastructure augment an understanding of the station.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Former Lancefield Railway Station and Railway Line Remnants are illustrative of the network of railway lines developed in the late nineteenth century to service rural townships. It reflects the importance of the local railway network to rural communities in the late nineteenth and early twentieth century and the final closure of the line in the 1950s demonstrates the decline of the smaller rural lines in the late twentieth century.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Former Lancefield Railway Station, 42 Main Road, Lancefield is an intact and representative example of a railway station in a rural township. It displays typical characteristics of a small late nineteenth century regional railway station, including a simple rectangular plan with gable roof form and verandah, and the typical use of timber for framing, cladding, window frames and doors.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 23. Aerial photo of 36 (part), 42 & 68A (part) Main Road, Lancefield (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Kishere, Shirley (2013), *Lancefield history trail : our early beginning : an historic look at the making of a town*, Lancefield [Vic].

Lancefield Mercury, 'The Lancefield-Kilmore Railway Line 1892-1903, The Untold Story' written by Fay Woodhouse, Vol 28, No. 6, July 2018.

Lancefield Parish Plan

Leader [Melbourne, Vic.]

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 42 Main Road LANCEFIELD VIC 3435 PLN-2001-371.

McKay, Kylie & Bob Tomkins (2018), *A Pictorial Guide to the Long Lost Lancefield and Kilmore Railway*, Lancefield [Vic].

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

Victorian Places, 'Lancefield', <<http://www.victorianplaces.com.au/lancefield>>, accessed Sep 2018.

Victorian Railways, 'Lancefield-Kilmore', <<http://www.victorianrailways.net/grades/lancekil/lancekil.html>>, accessed Oct 2018.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Heritage Citation

LANCEFIELD PRESBYTERIAN MANSE (FORMER)

Other Names: The Manse

Address: 3416 Melbourne Lancefield Road, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Manse	Architect: Thomas McPherson Taylor
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1862
Recommendation: Include in the Heritage Overlay with tree controls (to the extent of the mature cedars, Hawthorn hedge, Elm and Fir) and prohibited uses triggered	Extent of Overlay: To property title boundaries



Figure 1. 3416 Melbourne Lancefield Road, Lancefield (GJM Heritage/Frontier Heritage, March 2019)

Statement of Significance

What is significant?

The Former Lancefield Presbyterian Manse, 3416 Melbourne Lancefield Road, Lancefield, a church residence built in 1862.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its original form and design
- Mature trees and plantings, including the cedars, Hawthorn hedge, Elm and Fir.

Recent additions, alterations and outbuildings are not significant.

How is it significant?

The Former Lancefield Presbyterian Manse is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Former Lancefield Presbyterian Manse is of historical significance as an early church residence which has strong associations with the local Lancefield community. Its construction in the 1860s demonstrates the early need for places of worship in rural townships and the continuing use of the place for religious purposes for some sixty years illustrates the enduring value of worship in the district (Criterion A).

The Former Lancefield Presbyterian Manse is a fine and representative example of a small 1860s church residence in a mature landscape setting from the Victorian period. The building displays typical characteristics of a Victorian house in the Macedon Ranges Shire, including hipped roof and return verandah (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.1 Maintaining spiritual life.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for goldseekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The Lancefield Parish Plan indicates that a portion of Crown Allotment 42 on the south-east corner of Melbourne-Lancefield Road and Cemetery Road was reserved in 1861 for use by the Presbyterian Church (Figure 2) (VGG, 1861). Throughout the 1860s, the Victorian Government Gazettes published names of the assigned Trustees of the 'land set apart for Presbyterian Church purposes at Lancefield' (VGG, 1866, 1867, 1869).

In 1861, the Presbytery of Melbourne formed the Lancefield-Romsey charge, and on 25 June 1861 Rev. W A Lind was inducted as its first settled minister. The first church building constructed was the minister's residence, 'The Manse', built on the north-west slope of Melbourne Hill (the subject site), in 1862, with additions made at a later date (date and details of additions not confirmed) (BTLC, 1960:7; Viney & Powell, 1997:42). In January 1862, architect 'Thomas Taylor (formerly of Webb and Taylor)' had invited tenders for the erection of a manse at Lancefield (*Argus*, 25 Jan 1862:7). The manse is thought to have been the only building constructed as part of an intended Presbyterian church complex at Melbourne Hill. The manse was also used for services (Viney & Powell, 1997:43). In 1867 and 1893, the Lancefield column of a local newspaper reported on fundraising held for repairs to the manse (see Figure 3) (*Kilmore Free Press*, 19 Dec 1867:3; 14 Sep 1893:2).

In the early 1860s Presbyterian services in the district were commonly held in privately owned barns, before being held at the Union Church on the corner of Parks and Collivers roads, Lancefield. In 1866 a Presbyterian Church was built in Lancefield town (current 23 High Street; now a Uniting Church). The first stone was laid on 26 June 1866 and the opening service on 25 November 1866. In 1939, the non-denominational timber church at Springfield was transported to the rear of the Presbyterian Church in Lancefield, to serve as the church hall and a Sunday School.

In 1870, the subject site (totaling 1 ½ acres; north of Crown Allotment 49, east of Melbourne-Lancefield Road) was permanently reserved for Presbyterian Church Purposes (the 1870 gazette states that the site was

initially temporarily reserved in December 1860, not 1861 as the prior gazette states) (VGG, 1870). Fifty years later in April 1920, the Presbyterian Church of Victoria was granted permission to dispose of the reserved land (totaling 1 ½ acres; the subject site) (VGG, 1920).

Titles indicate that the Presbyterian Church sold lot 42C (totaling 1 ½ acres; the subject site) into private ownership in March 1923, to Robert H Bennett, grazier (LV:V4400/F852). The property (presumably as part of a larger holding) served as a dairy farm under Bennett's ownership (Lowden, 2006:98). The property had various subsequent owners. Titles indicate that from the 1980s, the lot to the east (part of CA42 & 42B) was under the same ownership of those that owned 'The Manse' (LV:V9420/F302; V4400/F852).

The 1994 citation for the place states that recent alterations to the house had resulted in the house appearing to be stripped of detail and renovated by this date. In 2018 the house appears to serve as accommodation.

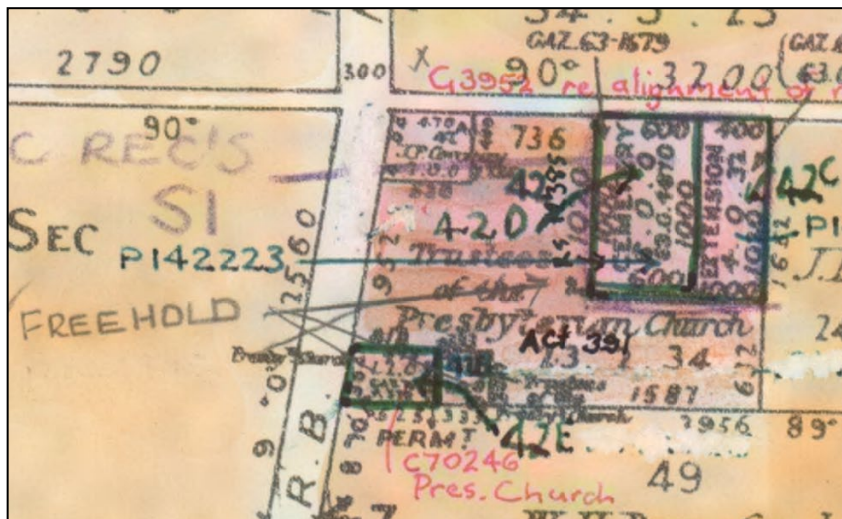


Figure 2. Parish of Lancefield Plan, showing the evolution of the lot reserves for the Presbyterian Church. The subject site is highlighted in green, lower left (labeled as 42E; should read 42C).



Figure 3. Photo of The Manse, believed to date to c1900 (owner's collection, accessed March 2019)

Description

The property is a rectangular site of 0.878 hectares at the foot of Melbourne Hill on the east side of Melbourne-Lancefield Road. The hip roofed, single-storey painted brick Victorian house with return verandah is set back from the road in a mature landscape setting. The front hipped roof section of the building was

originally tuckpointed face brickwork and the verandah detailing has been substantially altered, yet the original form, including openings remain discernible. The house has separate hip, gabled and lean-to roofed sections at the rear, some of which may include earlier (1860s?) fabric. Roofs are of corrugated sheet metal cladding and there are decorative brick chimneys. A more recent addition has been the infill of the rear courtyard area creating a sun room. The original brick paving is said to be retained below the modern flooring.¹

To the rear of the main house (east) there are a number of more recent outbuildings including a single room timber structure, sheet metal sheds and outbuildings, one of which has been converted into accommodation.

The house is surrounded by a landscaped setting which includes a number of mature trees (cedar, fir and elm) to the north and west (front) of the house. The site boundaries to the north and south is bordered by hawthorn hedges.

Images



Figure 4. Rear of property, showing modern verandah infill (GJM Heritage/Frontier Heritage, March 2019)



Figure 5. Southern elevation with partially enclosed verandah (GJM Heritage/Frontier Heritage, March 2019)



Figure 6. Northern elevation (GJM Heritage/Frontier Heritage, March 2019)

¹ Current owners who built the sun room confirmed this during March 2019 site visit.

Integrity

The Former Lancefield Presbyterian Manse retains a high degree of integrity in fabric, form and detail. While the former manse has undergone some alterations, including some stripping of detail and renovation, these do not diminish the ability to understand and appreciate the place as an intact and representative example of a former manse within a rural township.

Comparative Analysis

The Former Lancefield Presbyterian Manse, constructed in 1862, is of note as an early church residence, within a rural township in the Macedon Ranges Shire. A small number of church residences are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Church of England Rectory (former) 61 Ebdon Street, Kyneton (south west corner of Piper Street, Kyneton) (HO71) [1850-52]
- Christ Church of England Church and Residence 31-33 Chauncey Street, Lancefield (HO51) [c1870]
- Catholic Church and Presbytery 27-29 Chauncey Street, Lancefield (HO50) [c1905?]
- Residence, St Andrews Presbyterian Manse (former), 42 Fisher Street, Gisborne (HO284) [1906]

Like the Church of England Rectory at Kyneton (HO71) and Residence at Lancefield (HO51), the Former Lancefield Presbyterian Manse illustrates the early need for places of worship in rural townships in the Macedon Ranges Shire. The Former Lancefield Presbyterian Manse broadly demonstrates similar heritage values to the four church residences that are included in the Heritage Overlay within the Shire.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Former Lancefield Presbyterian Manse is of historical significance as an early church residence which has strong associations with the local Lancefield community. Its construction in the 1860s demonstrates the early need for places of worship in rural townships and the continuing use of the place for religious purposes for some sixty years illustrates the enduring value of worship in the district.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Former Lancefield Presbyterian Manse is a fine and representative example of a small 1860s church residence in a mature landscape setting from the Victorian period. The building displays typical characteristics of a Victorian house in the Macedon Ranges Shire, including hipped roof and return verandah.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes - to the extent of the mature cedars, Hawthorn hedge, Elm and Fir
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	Yes – main house only
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 7. Aerial photo of 3416 Melbourne-Lancefield Road, Lancefield
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

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Kilmore Free Press [Kilmore, Vic.],. Also known as the *Kilmore Free Press and Counties of Bourke and Dalhousie Advertiser*, in 1867.

Landata Victoria (LV), Certificates of Title, as cited.

Lowden, Jim (2006), *Kilmore and districts : a regional biography. Volume 1: A-B.*

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

Victorian Government Gazette (VGG), No. 20, 11 February 1861, p285; No. 74, 10 Jul 1866, p1427; No. 34, 26 Mar 1867, p594; No. 24, 14 May 1869, p730; No. 14, 25 Feb 1870, p379; No. 79, 9 April 1902, p 1503.

Victorian Places, 'Lancefield', <<http://www.victorianplaces.com.au/lancefield>>, accessed Sep 2018.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Heritage Citation

NEWLAND FARM COMPLEX

Address: 46 Millers Lane, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Farm Complex	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High [TBC]	Construction Date: c1856-c1882
Recommendation: Include in the Heritage Overlay with tree controls and prohibited uses triggered and outbuildings subject to notice and review	Extent of Overlay: Refer to plan at Figure 3



Figure 1. 46 Millers Lane, Lancefield (Aerial photo dated Jan 2017. Source: Nearmap)

What is significant?

Newland Farm Complex, 46 Millers Lane, Lancefield, a farming property established in the mid-nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The farmhouse's original form, materials and detailing
- The farmhouse's high level of integrity to its original design
- The early stone structure and outbuildings
- Gardens, including mature trees and plantings.

More recently constructed outbuildings are not significant.

How is it significant?

Newland Farm Complex is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Newland Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield (Criterion A).

Newland Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 4 Transforming and managing the land
 - 4.4 Farming
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:125; see 1994 study for earlier sources), with additional research as cited.

Lancefield owes its origins to the traffic between Melbourne and the goldfields of northern Victoria, before subsequently developing as a service centre for the surrounding agricultural district. The area was first occupied by squatters from the late 1830s, including James Fulton and Thomas Jardine who established 'Lancefield Run', the namesake of the locality (Freeman & Pukk, 2017:181; Viney & Powell, 1997:6).

The first settlement at Lancefield developed to the north on Deep Creek, as a stop for gold seekers and travellers on their way to the northern goldfields. This first commercial centre, referred to now as Lancefield North, was surveyed in 1854 and continued to develop into the 1870s (Viney & Powell, 1997:14-15). The present Lancefield town centre also developed from the 1850s and by the end of the decade the Farmers Arms Hotel had become a familiar stopping place on the way to the diggings (Viney & Powell, 1997:28). Lancefield town was laid out with the unusual curved alignment of The Crescent and beautified with street plantings and a public park. Religious and civic institutions developed from the 1860s and by the 1870s Lancefield was the site for several small local industries, including a malthouse and flourmill (later a brewery).

The railway line from Clarkefield to Lancefield (operated 1881-1956), and the line from Lancefield to Kilmore (operated 1892-1903), provided stimulus for the growth of Lancefield and decline of the earlier settlement

on Deep Creek. However, Lancefield Station was established some distance from the town, on Main Road, providing access difficulties for the population and visitors alike. The prominent Macedonia Hotel (1889) just north of the railway station never attracted the passing trade expected by its first owner, Thomas Little.

A description of the Lancefield area in 1888 read:

In the Romsey shire, which comprises some of the richest agricultural land in the colony, is the town of Lancefield ... a postal and telegraphic township on the Deep Creek, lying at an elevation of 1550 feet above the level of the sea. This is the most important township in the northern part of the Bourke district, and is situated in the very centre of rich chocolate soil, country which will produce any crop for which the climate is suitable. The crops usually grown are barley, oats, and peas, and also potatoes and other root crops. Lancefield has a newspaper (the Mercury), five hotels, four churches, two banks, public library ... population about 450 (Victoria and its Metropolis, 1888, cited in Kilmore Lancefield area, 1990:11)

The population of Lancefield peaked by 1911 (at 845), but gradually declined in subsequent years (Vic Places). Lancefield did not develop beyond the size of a small village, and primarily served as a commercial centre for the local agricultural industry. The closure of the railway line from Clarkefield in 1956 and the location of Lancefield between the Calder Freeway and the Hume Highways separated the town from major transport corridors. The establishment of the Tullamarine Freeway in 1970 allowed commuter access and some development occurred in the area as a result, with a gradual increase in population in the 1980s and 1990s (Vic Places).

Place History

In 1856, John Haley purchased Crown Allotment 19 (of C), totaling just over 130 ¼ acres west of Millers Lane (Figure 2). The present house was reputedly built for Haley soon after he purchased the lot, c1856; the house may have been built in stages, with the first part constructed during this early period (not confirmed)¹ (TBA Planners et al. 1994:519).

In 1881, *The Australasian* (23 Jul 1881:23) reported on the Lancefield District, and John Haley's 'Newland Farm'² of 133 acres, with 42 acres cultivated with oats for feed, hay, wheat and peas, with 'the breeding of draught horses ... a principal feature'. The following year in November 1882, Haley sold the 130 acre 'farm and homestead' to George Jeans, of the Commercial Hotel, Romsey. The homestead was described as a commodious brick dwelling with outbuildings attached (*Australasian*, 25 Nov 1882:27). Jeans previously had run the Victoria Hotel and with his brother Edward, ran the coaches from Lancefield to Clarkefield (Viney & Powell, 1997:228).

In c1903, Jeans sold the property to John Summers, former Roads Board member, and his son Charles H Summers (for £4431). Charles Summers was listed as the owner by 1914, and by c1919, Andrew Young Miller, grazier, had purchased the property. The adjacent lane was presumably named after the Miller family (TBA Planners et al. 1994:519; Viney & Powell, 1997:228).

John Haley (d. 1885)

Brothers Cornelius ('Big Haley') and John Haley came to the district c1850s and purchased a number of lots between Romsey, Lancefield and Rochford from the Crown. By 1892, the Haley brothers had purchased 4,910 acres, much of which they subdivided and on-sold, or let to tenants (Viney & Powell, 1997:228; Reid, 1992:24). Cornelius Haley owned 'Lancefield Park' (Reid, 1992:230).

¹ The location of the Shire of Romsey Municipal Rate Books, dating pre-1915, is not known. Therefore the built date and early stages of development of the house have not been confirmed.

² In 1885, the obituary of John Haley 'formerly of Lancefield' noted his residence as 'Newlands, College-lawn, Prahran' (*Argus*, 7 Aug 1885:1).

The property has several mature trees, principally to the south of the house, which include exotics such as Monterey cypress lining the drive and oaks at the Millers Lane entrance. What may be a walnut tree stands nearby, with possibly an osage orange and a deodar cedar. Close to the house, on the north, south and east sides are a series of formal trimmed privet hedge lines defining the house yard area.

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

It appears that the Newland Farm Complex retains a high degree of integrity in fabric, form and detail. Whilst it appears that a large addition has been made to the rear of the farmhouse and later buildings have been constructed on the property, these alterations do not diminish the ability to understand and appreciate the place as a highly intact example of a nineteenth century farming property.

Comparative Analysis

The Newland Farm Complex, Lancefield is of note as a representative and intact example of a farming property in the Shire of Macedon Ranges. The district gained a reputation as a rich agricultural area and properties such as this clearly illustrate this development.

A number of farm complexes from the nineteenth century remain in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Riversdale & mature planting, 199 Youngs Road, Kyneton (HO149) [date unknown]
- Homestead (Former Jarrett's Farm), 101 Pleasant Hill Road, Kyneton (HO313)
- Bolinda Vale, 1556 Melbourne Lancefield Road, Clarkefield (HO154)
- Pastoria Homestead, 589 Baynton Road, Pastoria (HO120) (c1860/1870, 1890s)
- Clunie, Pinetum, 3330 Romsey Road, Chintin (HO245) (c1868)

The Newland Farm Complex appears to retain sufficient integrity to clearly demonstrate the characteristics of a nineteenth century agricultural property in the Macedon Ranges Shire. It is directly comparable to the farm complexes listed above and displays a range of similar characteristics including a single-storey dwelling, a range of associated outbuildings, mature vegetation and a sizable allotment of farming land.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Newland Farm Complex demonstrates the early establishment and subsequent development of farming properties in the rich agricultural district of Lancefield.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Newland Farm Complex is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Lancefield and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – to the extent of early outbuildings
Prohibited Uses Permitted?	Yes – main house only
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 3. Aerial photo of 46 Millers Lane, Lancefield (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

[No Author] (1990), *The Kilmore Lancefield area : pre-history and pioneers*, Kilmore [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Lancefield Parish Plan.

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

The Australasian.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]

Heritage Citation

MACEDON CEMETERY

Address: 54 Bent Street, Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Cemetery	Architect: N/A
Grading: Locally significant	Builder: N/A
Integrity: Very High	Construction Date: 1860 - current
Recommendation: Include in the Heritage Overlay with tree controls triggered and fence (to the extent of the entrance gates) subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Macedon Cemetery, 54 Bent Street, Macedon, a cemetery established in the mid-nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The cemetery's original layout (including the network of paths and plantings and entrance gates), early graves and memorials along with those from the later nineteenth and twentieth centuries
- The cemetery's high level of integrity to its original design.

Modern structures such as the rotunda and maintenance shed and facilities, and the boundary fence are not significant.

How is it significant?

Macedon Cemetery is of local historical, cultural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Macedon Cemetery is of historical significance as a substantially intact mid-nineteenth century cemetery which has strong associations with both the early and continuing history of Macedon and Mt Macedon. The graves and memorials provide important information about the local community and about prominent Victorians, including Lord Richard G Casey and Lady Ethel Casey, artist Ellis Rowan and Melbourne *Age* newspaper owner, Oswald J Syme and family (Criterion A).

Macedon Cemetery is a fine and representative example of a mid-nineteenth century cemetery within a rural township, with later graves demonstrating the continued use of the place through the late nineteenth and twentieth centuries. It displays typical features of a cemetery from this period in Macedon and across Victoria more broadly, including formal denominational division and layout of paths and graves, distinctive memorials and railings and mature plantings (Criterion D).

Macedon Cemetery contains a collection of distinctive memorials, decorative graves and railings and mature plantings which together present a picturesque rural setting at the base of Mount Macedon (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.6 Marking the phases of life.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Pastoralists took up large tracts of land in the area from the 1830s. When gold was discovered to the north in the 1850s, a settlement was established at Middle Creek (also referred to as Middle Gully; later known as Macedon). Middle Creek serviced and supplied travelers heading north to the goldfields, as well as the armed escorts heading back south to Melbourne, with gold from the diggings (Boyd & Boyd, 2009:4). The timber industry also established sawmills from the earliest settlement of the area (Milbourne, 1982:52).

The town was officially named Macedon (and later referred to Lower Macedon) when it was surveyed in 1860 (Milbourne, 1982:52). In 1861 the railway line to Bendigo was constructed through Macedon, promoting settlement of the area which resulted in the development of civic, religious and community institutions (Boyd & Boyd, 2009:4). The railway served the district's nurseries and orchardists, as well as

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the Macedon area, which saw the population double in the following 25 years (Vic Places).

The 11 acres east of the township of Macedon was reserved for a cemetery in 1860 (Parish of Macedon Plan). The plan of the cemetery took a formal layout, with a central axis (extending west off Bent Street) forming an avenue of conifers (some of which remain) that finished in the centre of the reserve. The sites were divided into denominational and 'all creed' areas. In October 1873 the Trustees were granted money for a fence to the cemetery (Milbourne, 1982:55). Several Monterey Pines (*Pinus radiata*) either side of the central path were planted in the early 1900s, grown from seeds by Joseph Firth, the first Superintendent of the State Nursery of Nursery Road, Macedon (Macedon Cemetery website).

Smith
7 3.2 37
500
90' 40' 1100
600

38
gan
1000
P142305
1100
39
RS 12387
CEMETERY
11 0 0
GAT. 6A P. 1309
1000
1100

109
W.S. Cooke
7.3.35
1100
258
2800
STREET
6' 40'

Description

FRONTIER HERITAGE

centrally positioned and modern maintenance sheds and facilities near the northern boundary at the western end.

Mature trees are scattered throughout the cemetery including groups of pines of various species, oaks and gums. Along the west boundary of the site there are a number of mature Monterey pines. The cemetery is overlooked by Mount Macedon.

The gently sloping site has designated denominational areas which are accessed via formal gravel paths. Many of the memorials are recent with a group of earlier ones at the southern end of the cemetery. Some of the distinctive early ones include:

BARRS	Polished granite memorial to Violet Ada Barrs (wife of HAW Barrs of Woolmogong, Mount Macedon) d 14.5.1923 (47)
LAW-SMITH	Ian R Law-Smith d 28.2.1969 (19) and R Robert Law-Smith Kt. CBE AFC 9.7.14-4.10.92
ORDE	Gladys Myrtle d. April 1981 (77), wife of (Thomas) Tully and mother of Thomas and Patricia; Thomas Tully BEM d.21.3.1989 (85) ' .. two loving clever hands .. at rest in the community he served and loved.'
CHRISTIAN	White marble with iron palisade railing: Maria (wife of Thomas) d.21.2.1877 (30), Thomas d.11.12.1894 (62) and Jane d.25.12.1894 (57), Thomas (junior?) 14.4.1895 (25)
GREEN	George Green memorial: One of the more decorative and early memorials, in white marble with a dog-toothed 'border: d.28.8.1888 (56) and son John Robert (killed in an accident NSW) 22.1.1885 (22), Katherine d.18.9.1922 (88)
HARROP	Similar to the Green's but made by Chambers & Glutton of Melbourne: Alfred (son of Thomas and Anne), Anne d.1916 (78) and Thomas d.1924 (87).
CAMPEY	Mary, wife of George both d.1930, aged in late 70s. John Taylor Campey d.19.12.1893 and many others.
RYAN	White marble cruciform memorial on a granite podium: Charles d.10.9.1898 (80), wife Marian d.20.11.1914 (86) and others.
GRAHAM	'To the Loving Memory of Martha, wife of George Graham, died at Macedon, 12/7/1891, aged 42,' and other members of the family on a white marble monument made by A & G Ballantine, of Melbourne
KENDALL	Memorial for Joseph Robert Kendall, who died 9th August, 1890, aged 24, made by Chambers & Clutten, Melbourne
HONE	Hone memorials: A white marble memorial was 'To my dearly beloved wife, Helen Hone, who died 9th January, 1905,' made by Chambers & Clutten;
WOLFE	Wolfe memorials: A white marble memorial 'To Annie Wolfe, who died 16th March, 1905, aged 35,' made by Chambers & Clutten. ·
GREEN	Green memorials: A white marble headstone 'To the memory of George Green, who died 28th August, 1888, aged 56 years.' Also his eldest son, John Robert Green, who was killed by accident at Byrock, New South Wales, 22/1/1885. The memorial was made by Henderson & Co. of East Melbourne; ·
TURNER	Turner memorials: A polished granite Rhunic Cross on a pedestal is 'In Loving Memory of Duncan Turner, LP.G.S. Edinburgh, M.R.C.P. London, born in Loch Awe, Argyle Shire, 6th May, 1839, died at Hampton, Melbourne, 27th May, 1918, many years Honorary Physician to Victorian Sanatorium for Cons11mptives (Mount Macedon). · It also contains the body of Janet Ramsay Turner and is 'In Loving Memory of Ramsay Turner, eldest son of Duncan and Janet Ramsay Turner, who died at Macedon, 10/2/1947.' Dr. Turner purchased the

Chalet (next to Karori) from the Droops of Footscray, in 1883, and his son, Ramsay replaced the house c1940 with the present one, now known as Pen Bryn after renaming by Pendril Davies in 1953. Arthur Turner (gardener) memorial d.18.12.1940 (81), wife Emily d.3.11.1984 (88). Alfred Turner, (gardener), d.26.2.1916 (78) and wife Martha d.14.9.1919 (77), a distinctive quarry faced grey granite low obelisk on a rough stone base.

GUTHRIE	Guthrie memorials: Recent black granite memorial for Lady Rhona Mary Guthrie b.3.~.1907, d.7.9.89, wife of Sir Rutherford Campbell Guthrie CMG b.28.11.99, d.20.2.1990 (Guthrie was a former politician and Minister lived at Jedburgh Cottage, Howey St, Gisborne).
STOVING	Stoving memorial: Large quarry-faced and simple granite memorial, with some Egyptian revival stylism, to pastoralist, George Stoving d.30.7.1913 (Mrs Stoving was active in the early Macedon CWA branch and lived at Noel, the Stovings also owned a large property in Gippsland called Yuulong).
SYME	Syme memorials: The large Syme memorial, Mildred, wife of Oswald, d.3.12.1966 (84); Oswald Julian d.1.10.1967 (89) of Bolobek; daughter, Margaret Lucy Syme d.11.11.48.
CASEY	Casey memorial: Lord (Richard Gardiner Casey 29.8.1890-17.6.1976) and Lady Casey (born Ethel Marian Maie Sumner Ryan 13.3.1891, d.20.1.1988) both of Berwick.
CUNNINGHAM	Cunningham memorial: Alex William, died at Glen Cairn, Mount Macedon d.24.11.1916 (74); and wife Henrietta d.28.11.1918 (70)
BAWDEN	Bawden memorial: Large but inscription indistinct.
COGGER	Cogger memorial: (by W T Jones & Son, Kyneton-many others also): Ernest d.25.6.1978 (81); Rita Jessie Cogger b.1897 d.1990 (93) . . Charles D Cogger, d.17.4.1945 (78), Mary Anne d.5.6.1936 (68) and Thomas (son) d.8.5.1941 (47).
NICHOLLS	Nicholls memorial: in white marble with iron railing: Eliza (wife of James) -22.7.1899 (68), James d.16.1.1903 (75), Mary Tampling d. November 1918, and Eliza's mother Henrietta Fletcher (James Nicholls was the Macedon brickmaker and hotelier, see State Nursery Hotel)
FIRTH	Firth memorial: Clara Marie d.21.8.1968 (73).
TRAN	A distinctive but simple scrolled metal plate memorial made after 19.2.1896 with faded drop-shadow lettering, for Nellie Tran.
MATHESON	Matheson memorial: A distinctive memorial is that 'In Loving Memory of Laurence Matheson, born 25th April, 1930, died 12th January, 1987.' It bears the inscription 'Fac Et Spera' lettering on either side of a long sword and beside it, on a separate slab, lies a naked female figure formed in white marble with the inscription '25th April, 1930, Laurence Matheson, 12th January, 1987' inscribed on one side. The mason work was done by J B Wilson & Co., of Bendigo and the sculptor was P Schipperheyn of Collingwood.

Images



Figure 3. Main Entrance gates, Bent Street (GJM Heritage/Frontier Heritage, June 2018)



Figure 4. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)



Figure 5. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)



Figure 6. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)

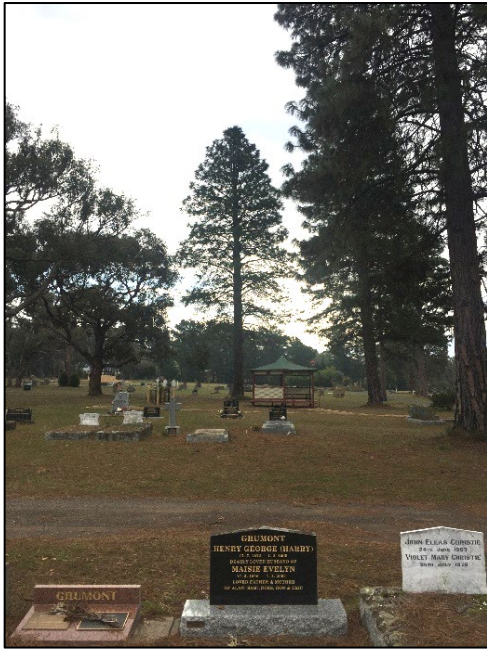


Figure 7. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)

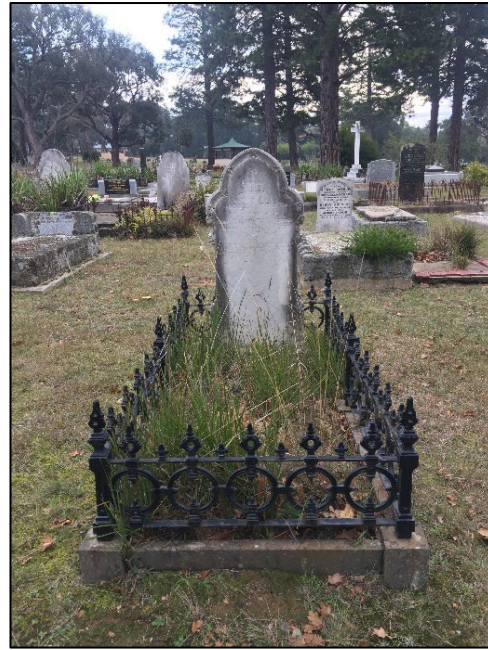


Figure 8. Macedon Cemetery (GJM Heritage/Frontier Heritage, June 2018)

Integrity

The Macedon Cemetery retains a high degree of integrity in fabric, form and detail. This includes the original layout and early memorials and plantings and additional memorials and plantings from the late nineteenth and twentieth centuries. The addition of later structures, such as a central rotunda and maintenance sheds towards the northern boundary, does not diminish the ability to understand and appreciate the place as a highly intact example of a mid-nineteenth century cemetery within a rural township.

Comparative Analysis

The Macedon Cemetery is of note as an intact example of a local cemetery originally established in the mid-nineteenth century. It is one of a number of cemeteries established at this time in what is now the Shire of Macedon Ranges. Within the Shire, three public cemeteries are included in the Heritage Overlay of the Macedon Ranges Planning Scheme - Kyneton, Woodend and Gisborne Cemeteries.

The largest cemetery in the Macedon Ranges Shire, the Kyneton Cemetery at 120 Redesdale Road (HO129), was established before 1856 and was the burial place of the majority of Kyneton's residents in the nineteenth and twentieth centuries. It is located to the north of the township of Kyneton. The cemetery was surveyed and laid out by 1858. At this time 8 acres (3.2 hectares) were reserved with an additional 12 acres (4.9 hectares) added to the reserve in 1862. The cemetery contains a number of significant tombstones including the finely-designed 1856 tombstone of Martin Hartigan (HO128), however the majority of monuments date from the late nineteenth century and twentieth century.

The Woodend Cemetery at 16 Buckland Street (HO22) was reserved in 1861, with an original area of 6 acres (2.4 hectares) which has since been reduced to 5 acres (2 hectares). The cemetery is set on a triangular site in the north-east corner of Woodend and the main burial section is divided into three areas – Church of England, Catholic and Presbyterian. The earliest monument in the cemetery dates from 1863. The lack of statues, large vaults and crosses, and the general simplicity of tombstones, reflects the lack of wealth in the area in the nineteenth and twentieth centuries. Cast iron gates, and flanking sections of cast iron palisade fence, clearly mark the entrance to the cemetery. The cemetery contains a number of mature trees and other plantings.

Situated on a hilltop in New Gisborne, overlooking the township of Gisborne, the Gisborne Cemetery at 110 Aitken Street (HO1) was established on a 5-acre (2-hectare) site in 1859 and contained separate Catholic, Presbyterian, Anglican and Wesleyan sections. The earliest burials date from 1858 and 1859. The cemetery contains notable mature exotic trees from the 1870s to the 1890s and remnants of a timber picket fence which may have surrounded the reserve.

The Macedon Cemetery is highly intact and clearly demonstrates its use as a public cemetery for the local community. It is directly comparable to Kyneton, Woodend and Gisborne cemeteries in the Macedon Ranges Shire and displays a range of similar characteristics in its siting and collection of distinctive memorials and mature plantings.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history*

Macedon Cemetery is of historical significance as a substantially intact mid-nineteenth century cemetery which has strong associations with both the early and continuing history of Macedon and Mt Macedon. The graves and memorials provide important information about the local community and about prominent Victorians, including Lord Richard G Casey and Lady Ethel Casey, artist Ellis Rowan and Melbourne *Age* newspaper owner, Oswald J Syme and family.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness)*

Macedon Cemetery is a fine and representative example of a mid-nineteenth century cemetery within a rural township, with later graves demonstrating the continued use of the place through the late nineteenth and twentieth centuries. It displays typical features of a cemetery from this period in Macedon and across Victoria more broadly, including formal denominational division and layout of paths and graves, distinctive memorials and railings and mature plantings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*

Macedon Cemetery contains a collection of distinctive memorials, decorative graves and railings and mature plantings which together present a picturesque rural setting at the base of Mount Macedon.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – Bent Street Entrance Gates
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 9. Aerial photo of 54 Bent Street, Macedon
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Macedon Cemetery, <<https://macedoncemetery.com/>>, accessed 13 July 2018.

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Parish of Macedon Plan.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units).

Victorian Places, 'Macedon', <<http://www.victorianplaces.com.au/macedon>>, accessed Oct 2018.

Heritage Citation

HOUSE

Other Names: Police Station (former)

Address: 29-31 Margaret Street, Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: c1900-1908
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundaries



Figure 1. 29-31 Margaret Street, Macedon (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

House, 29-31 Margaret Street, Macedon, built c1900-1908.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its original design.

Later alterations and additions are not significant.

How is it significant?

The house at 29-31 Margaret Street, Macedon is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

The house at 29-31 Margaret Street, Macedon is illustrative of residential development which occurred in rural townships in the first decade of the twentieth century (Criterion A).

The house at 29-31 Margaret Street, Macedon is a fine and representative example of a small turn of the century house in a rural township. It displays typical features of a house of this period in Macedon and across Victoria more broadly, including bichromatic brickwork, simple hipped roof, double hung windows and front verandah with timber posts (Criterion D).

The house at 29-31 Margaret Street, Macedon is a well-considered and carefully detailed house. The house, with bichromatic brick walls and chimneys and unusual niches to the front façade, presents a picturesque composition from the turn of the century (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Pastoralists took up large tracts of land in the area from the 1830s. When gold was discovered to the north in the 1850s, a settlement was established at Middle Creek (also referred to as Middle Gully; later known as Macedon). Middle Creek serviced and supplied travelers heading north to the goldfields, as well as the armed escorts heading back south to Melbourne, with gold from the diggings (Boyd & Boyd, 2009:4). The timber industry also established sawmills from the earliest settlement of the area (Milbourne, 1982:52).

The town was officially named Macedon (and later referred to Lower Macedon) when it was surveyed in 1860 (Milbourne, 1982:52). In 1861 the railway line to Bendigo was constructed through Macedon, promoting settlement of the area which resulted in the development of civic, religious and community institutions (Boyd & Boyd, 2009:4). The railway served the district's nurseries and orchardists, as well as holiday makers on their way to the Mount Macedon hill station estates, the holiday homes of Melbourne's elite. During the Interwar period, Macedon residents often worked as the gardeners, caretakers and domestic staff of the Mount Macedon hill stations and guest houses (Boyd & Boyd, 2009:5).

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the Macedon area, which saw the population double in the following 25 years (Vic Places).

Place History

Thomas Callanan of Macedon purchased lots 3 to 6 (Section 34) in the Township of Macedon from the Crown in 1871 and 1872; these lots were bound by Margaret, Victoria, Bruce and Heath streets. Following Thomas's death in 1886, lots 5 and 6 (including the subject site on lot 5) were transferred to Ellen Callanan, Richmond widow in 1886 (RB; LV:V501/F089). Thomas Callanan's probate records dating to January 1887, stated that his assets included lots 5 and 6 of Section 34, Lower Macedon (2 acres, 1 rood, 28 perches) 'without any building' (PROV).

Ellen transferred lots 5 and 6 to Patrick Callanan, of Victoria Street, Macedon, in October 1888 (LV:V552/F357). The rate books indicate that in 1889, Patrick Callanan was rated for additional 'land' (listed for the first time in addition to his other holdings that were listed in 1888)¹.

By 1904 the rate book listed a 'police station and residence' under Patrick Callanan's ownership (not listed in the 1899-1900 rate books), with a Net Annual Value (NAV) of 15 pounds (location details not provided) (RB). Following the death of Patrick Callanan in 1908, lots 5 and 6 were transferred to his widow Mary Callanan and daughter Anastasia Westmore, married woman, in the same year (LV:V501/F089; V552/F357). Patrick Callanan's probate noted that upon his death, his assets included a number of vacant lots and some buildings on Victoria and Margaret streets.² This included land, with a frontage of 132 feet (approx 40m) to Margaret Street and a depth of 330 feet (approx 100m), upon which was erected a five roomed brick villa, occupied as a police station, with a rent of thirty two pounds per annum. Vacant land was attached to this lot, totaling about two acres (PROV). This appears to refer to the subject site, suggesting the present house was constructed for Callanan between c1900 and 1908.

Milbourne (1982:46) notes that on 12 December 1888, the *Victoria Police Gazette* reported that 'a police station has been formed at Macedon, in the Bourke District.' This police station was located 'at the railway reserve on Margaret Street', until its closure in 19 February 1940 (not confirmed if this applies to the subject site). In 1940 the station moved into a new building on the current site at 59 Victoria Street.

Patrick Callanan was noted as a storekeeper in his will and probate dated 1908. Local newspapers confirm that he operated a store in Macedon in 1873, and was a bootmaker (*Kyneton Guardian*, 8 Nov 1873:2; *Kyneton Observer*, 11 Nov 1873:2). In 1883 he was appointed as Deputy Registrar of Births and Deaths at Macedon, and in 1894 he became a Justice of the Peace for the Central Bailiwick (*Kyneton Observer*, 6 Feb 1883:2; *Sunbury News*, 28 Jul 1894:2).

Two years later in May 1910, the Callanans sold lots 5 and 6 on Margaret Street (including the subject site on lot 5) to Eliza Jane Willy, married woman of Macedon (LV:V501/F089; V552/F357). In 1947, Willy sold the property to Nellie Irene Teusner 'of 3 Margaret Street, Macedon', who subdivided the property in 1968, forming 13 lots fronting Margaret, Bruce and Heath streets (LV:V3420/F837). Numbers 29 and 31 Margaret Street were sold individually. The current no. 29 was sold to Harry and Lorna M Weaver in April 1972,

¹ By 1895, Patrick was rated as the owner and occupant of a cottage on a one acre lot on Margaret Street, Macedon (on part of lots 4 and 5, Section 34) with a Net Annual Value of 13 pounds (not listed in 1890), however, this does not appear to apply to the subject site (as suggested by the 1908 probate info which refers to a 'weatherboard cottage' – see Footnote 2). The remainder of lot 5 remained land in 1895 (RB).

² In addition to the subject site, Patrick Callanan's assets in 1908 included a weatherboard house on Victoria Street, Macedon, and lots on Margaret Street, Macedon, including: two vacant lots with frontages of approx 87 feet (approx 26.5m) and depth of 120 feet (approx 36.5m); and land with a frontage of 66 feet (approx 20m) to Margaret Street and depth of 120 feet (36.5m) on which is erected a five roomed weatherboard cottage, let to tenants (PROV).

followed by Stanley and Evelyn Peterson in 1974 and Kenneth and Lorna P Mansbridge in 1974. Three years later in October 1977, the Mansbridges also purchased the current no. 31 (LV:V8725/F266; V8725/V267).

Description

The house at 29-31 Margaret Street is a freestanding, single-storey, bichromatic brick Victorian styled villa sited a few metres behind a timber picket fence on the east side of Margaret Street. There are two mature trees behind the picket fence and a trimmed hedge south of the house.

The red brick with cream trim façade is unusual with four niches symmetrically positioned between the double hung timber sash windows and the centrally positioned panel timber door with side and high lights. The hipped roof is clad with modern corrugated sheet metal and two decorative brick chimneys remain.

The hipped convex verandah across the front façade is probably a later addition or a substantial alteration of an original Victorian styled verandah. It is a somewhat odd combination of Edwardian styled turned timber posts with a Victorian cast iron frieze and decking of modern brick paving. Other alterations to the building have occurred as evidenced in the upper level of the northern wall where the top four or five courses of brick are clearly different to the remainder of the wall. This may also indicate changes to the roof. There are further additions at the rear of the building.

Images



Figure 2. North elevation showing change in top brick courses (GJM Heritage/Frontier Heritage, May 2018)



Figure 3. West elevation showing niches (GJM Heritage/Frontier Heritage, May 2018)



Figure 4. Verandah detail (GJM Heritage/Frontier Heritage, May 2018)

Integrity

The house at 29-31 Margaret Street, Macedon retains a high degree of integrity in fabric, form and detail. While the building appears to have undergone a number of alterations these do not diminish the ability to understand and appreciate the place as a fine example of a turn of the century house built in a rural township.

Comparative Analysis

The house at 29-31 Margaret Street, Macedon is of note as a fine and representative example of a small turn of the century house in a rural township. It is one of a number of small houses which remain in rural townships in the Shire of Macedon Ranges including many from the early twentieth century. Examples of these included in the Heritage Overlay of the Macedon Ranges Planning Scheme include:

- Maloa House, Outbuildings and Landscaping, 64 High Street, Woodend (HO104) (1906)
- House, Oaks and Garden, 9-13 William Street, Romsey (HO242) (c1911)
- Residence (Dixon's Office), 41 Hamilton Street, Gisborne (HO287) (c1905)
- Residence (Annandale), 46 Howey Street, Gisborne (HO286) (1905, 1914)
- Weatherboard Residence, 1 Powlett Street, Kyneton (HO212) (1902)

The house at 29-31 Margaret Street, Macedon retains sufficient integrity to clearly demonstrate the characteristics of a turn of the century house in a rural township in the Macedon Ranges Shire. It is directly comparable to the places listed above and displays a range of similar characteristics.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The house at 29-31 Margaret Street, Macedon is illustrative of residential development which occurred in rural townships in the first decade of the twentieth century.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The house at 29-31 Margaret Street, Macedon is a fine and representative example of a small turn of the century house in a rural township. It displays typical features of a house of this period in Macedon and across Victoria more broadly, including bichromatic brickwork, simple hipped roof, double hung windows and front verandah with timber posts.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The house at 29-31 Margaret Street, Macedon is a well-considered and carefully detailed house. The house, with bichromatic brick walls and chimneys and unusual niches to the front façade, presents a picturesque composition from the turn of the century.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No

Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.

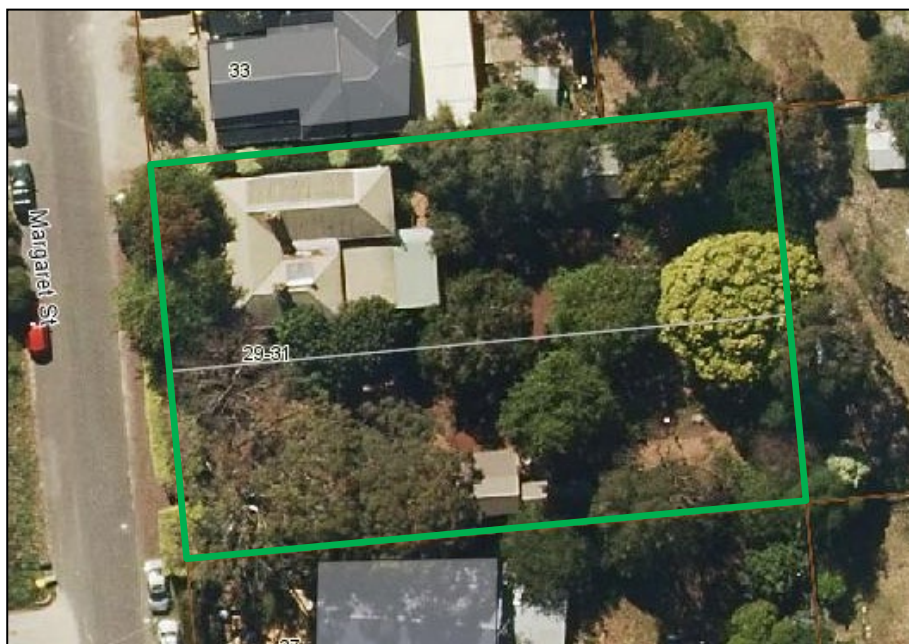


Figure 5. Aerial photo of 29-31 Margaret Street, Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Kyneton Guardian [Vic.]

Kyneton Observer [Vic.]

Land Victoria (LV), Certificates of Title, as cited.

Milbourne, Jean (1982), *Mount Macedon, Its History and Its Grandeur 1836-1978*, Kyneton [Vic.].

Public Records Office of Victoria (PROV), Probate and Administration Files for:

Thomas Callanan, VPRS 28/P2, Unit 209, Item 33/172.

Patrick Callanan, VPRS 28/P2, Unit 837, Item 106/678.

Rate Books (RB), Shire of Gisborne, Macedon Riding: 1888-89, entries 37-38; 1889, entries 30-32; 1890, entries 32-37; 1895-96, entries 551-558; 1896-97, entries 558-565; 1899-1900, entries 567-572; 1904-05, entries 545-555.

Sunbury News and Bulla and Melton Advertiser [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Victorian Places, 'Macedon', < <http://www.victorianplaces.com.au/macedon>>, accessed Oct 2018.

Heritage Citation

POLICE RESIDENCE AND FORMER STATION BUILDING

Address: 59 Victoria Street, Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: August 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, police station	Architect: Percy Everett
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1939-1940
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundaries



Figure 1. 59 Victoria Street, Macedon (GJM Heritage/Frontier Heritage, April 2018)

Statement of Significance

What is significant?

The Police Residence and former Station Building, 59 Victoria Street, Macedon, a single-storey building constructed in 1939-40 in an austere Moderne style.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original external form, materials and detailing
- The house's high level of integrity to its original design.

Outbuildings, fences and the new police station building are not significant.

How is it significant?

The Police Residence and former Station Building is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Police Residence and former Station Building demonstrates the provision of law and order services in the Macedon area. Constructed in the mid-twentieth century to serve the Macedon community, this facility replaced the first Macedon police station (located at a different site) and illustrates the continuation of early police services in the region. (Criterion A)

The Police Residence and former Station Building is a representative example of a small mid-twentieth century, one-man police facility, designed by the Public Works Department under the direction of architect Percy Everett. It displays typical features of this building type, including a simple austere Moderne style, timber construction and the combination of both private and public functions in a single facility. This building type was once common across regional Victoria, but few intact examples now appear to remain. (Criterion D)

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 7 Governing Victorians
 - 7.3 Maintaining law and order

Police Stations

The police station was one of the early public building types in the Australian colonies, with law and order continuing to be essential to the functioning of a society. It appears there was a government program to update police facilities throughout Victoria in the mid-late 1930s, with many police buildings constructed in regional locations during this period. Almost all police stations were designed by government architects until the 1980s, many were of standard design and a number included accommodation. The station buildings followed contemporary architectural fashion rather than invoking any overt symbolic reference to policing. They often resembled domestic architecture, without the formality and architectural detail that a contemporary court house or post office might feature, particularly when built in a separate location within the town. A key reason for this was that until the early 1950s, most local policeman lived on the premises – the building generally comprising a house with an office, interview room and waiting room (Goad, 2012:546).

Place history

On 12 December 1888, the *Victoria Police Gazette* reported that 'a police station has been formed at Macedon, in the Bourke District.' This police station was located at the railway reserve on Margaret Street. It closed in 19 February 1940, when the station moved into a new building on the current site on Victoria Street (Milbourne, 1982:46).

The property at 59 Victoria Street, Macedon (Lots 9 and 10; or Crown Allotment 29C, Parish of Macedon), was purchased by the Police Department and reserved for police purposes in June 1938 (Figure 2) (LV:V11750/F469). The property totaled just over ½ an acre (VGG, 29 Jun 1938:1987). The Department of Public Works advertised for tenders for the ‘erection of a new residence, etc’ for Macedon Police Station in September 1939 (*The Herald*, 16 Sep 1939:35). By November 1939, a tender had been accepted by the Public Works Department (*Construction*, 1 Nov 1939:19). The police station/residence was built in 1939-40 (BSA, 1997:35). During this period, the Victorian Public Works Department was under the direction of Chief Architect Percy Everett.

In January 1940, a newspaper confirmed that ‘a new home’ was being erected in Macedon by the Police Department, for First Constable and Mrs David Brough, who were being transferred to the location (*Eltham & Whittlesea Shires Advertiser*, 12 Jan 1940:1). A photo, probably taken soon after construction, showed ‘Lower Macedon Police Station,’ its context and original front fence (Figure 3). The police station room was located at the west end of the building.

In May 1976, the Macedon Police Station was downgraded and the Senior-Constable split his time between Macedon and Gisborne. However, following an incident the station was again fully manned (Milbourne, 1982:46). The building continues to serve police purposes as a residence only, with a new station building constructed immediately east of the 1940s building.

Percy Everett, architect

Percy Edgar Everett (1888-1967) was born in Geelong, Victoria. He was articled to local architect William H Cleverdon and enrolled as the first student of architecture at the Geelong Gordon Technical College. Everett was employed as an architectural draftsman by the Geelong Harbour Trust between 1907 and 1910. Two years later he became junior partner in the Geelong firm Seeley King & Everett, which was bought out by the firm Laird & Buchan in 1914, after which Everett continued in sole practice in association with Laird & Buchan, until 1934. In 1916 he also became principal of Brunswick Technical School, and was later transferred to Brighton Technical School in 1932. Everett travelled internationally to examine recent trends in public architecture (Goad, 2012:239-240).

In 1934, Everett was appointed Chief Architect of the Victorian Public Works Department. In this role ‘he completely transformed the department’s output and insisted that he approve and sign every drawing. Instead of polite stylistic eclecticism, the Victorian Public Works Department now produced resolutely Moderne designs’. For his entire tenure at the Victorian Public Works Department, Everett was a prolific designer of police stations, courthouses, government offices, hospitals, sanatoria, schools and residences for government employees (Goad, 2012:239-240).

Everett’s streamlined Moderne approach was applied to the (former) Police Headquarters at 336-376 Russell Street, Melbourne (1942-43) (Goad, 2012:239-240). Other police stations and associated residences known to have been designed by the Public Works Department under Percy Everett as Chief Architect are the Camberwell Court House and Police Station, 311 Camberwell Road, Camberwell (1938-39); the Police Residence at Dookie (now 3 St James Street, St James; 1937-38); the Police Station and Residence at 59 Victoria Street, Macedon (1939-1940); Fitzroy North Police Station and Flats, 7 Alfred Crescent, Fitzroy North (c1935-c1940); Pascoe Vale Police Station (former), 562 Bell Street, Pascoe Vale South (1945); and Stawell Police Station, Patrick Street, Stawell (1949; not confirmed if remains) (VHD; BSA, 1997:35). Newspaper articles indicate that a large number of police buildings were constructed throughout Victoria in the mid-late 1930s, which were designed under Everett.

Everett retired from the Public Works Department in 1953 and was awarded the Queen’s Coronation Medal (Goad, 2012:239-240).

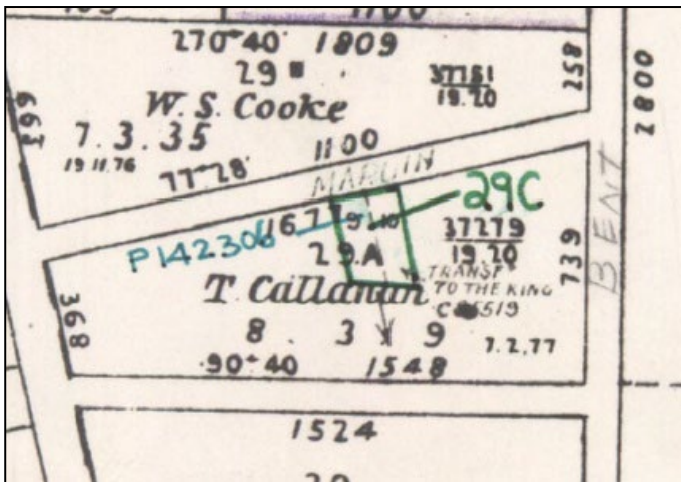


Figure 2. Detail of the Macedon Parish Plan, indicating Lot 29C, the subject site, on Victoria Street.



Figure 3. The building and its context, presumably soon after construction (PROV, no date).

Description

The Police Residence and former Station Building is a single-storey detached dwelling located close to the street boundary of a deep allotment at 59 Victoria Street, Macedon. The building is of lightweight construction and has characteristics of the austere Moderne style with a rectangular plan form, low pitch gable roof and a simple unadorned façade composition. Constructed in 1939-40, the dwelling is in good condition.

The wall construction is timber framed and weatherboard clad with a simple timber moulding running around the building at sill level emphasising the horizontality of the building (Figures 5-6). The low pitch roof is clad in corrugated sheet metal and the wide eaves are lined with ventilated timber slats between the expressed rafters. The fascia and barge boards are timber and the eave gutters are a quad profile.

There are two brick chimneys. The main chimney is a feature centred on a small return gable roof form, asymmetrically positioned in the façade adjacent to the main entrance (Figure 4). This projecting room and the entrance are distinguished from the remainder of the building by the weatherboards running vertically

above the windows. All other walls are clad in traditional horizontal weatherboards. The second, and smaller chimney rises from the roof ridge towards the west end of the building.

The timber framed double hung sash windows are of consistent sill and head height around the building emphasising the horizontality of the building. The windows are multi paned with horizontal glazing bars and are framed by wide flat architraves. The front façade has single, double and triple windows and the rear wall has single units only. The façade is further articulated with corner windows to the east of the projecting bay and at the west end of the building which was the former police station section (Figure 7). All windows to the front (north) and those facing east and west have later retractable canvas awnings. The front entrance porch and door with thick timber framed side lights is distinguished by the lean-to roof form created from the continuation of the adjacent roof slope. There is a secondary entrance door in the west end of the building to the room that originally functioned as the police station. A modern timber framed awning has been added over the door.

The original timber front fence (Figure 3) has been replaced by a metal post and cyclone mesh fence of similar proportions. There are vehicle access gates at the west end and a pedestrian gate centrally positioned with concrete paths leading to the entrances.

There are a number of other structures on the site. To the east of the Police Residence and former Station Building is a modern, freestanding single-storey police station and to the rear there are large modern steel sheds/garages and small timber outbuildings.

Images



Figure 4. Entrance to residence (GJM Heritage/Frontier Heritage, April 2018)



Figure 5. Corner window (GJM Heritage/Frontier Heritage, April 2018)



Figure 6. Rear (south) wall (GJM Heritage/Frontier Heritage, April 2018)



Figure 7. West end former Police station entrance (GJM Heritage/Frontier Heritage, April 2018)

Integrity

The Police Residence and former Station Building retains a high degree of integrity in fabric, form and detail. While the building has undergone some minor alterations including exterior painting and installation of awnings, these do not diminish the ability to understand and appreciate the place as a highly intact, representative example of a police residence and former station.

Comparative Analysis

The Police Residence and former Station Building is of note as a representative and intact example of a one-man police station and residence, designed and constructed in an austere Moderne style by the Public Works Department under the direction of architect Percy Everett. The building remains in use as a police residence, however the police station has been relocated to a modern adjacent building. The room used as the police station remains within the residence and the side entrance to this room has been retained.

A range of police facilities were constructed under the direction of Percy Everett, including some substantial brick police stations in the late 1930s which were resolute in their adoption of the Moderne style. These include metropolitan buildings such as the Fitzroy North Police Station and Flats and the Camberwell Police Station and Courthouse. A number of small, one-man facilities were also erected in this period, in a more austere Moderne style. One-man police stations and residences were once common throughout regional Victoria and a number of facilities, similar to the subject building, were constructed from the mid-1930s through to the 1940s. It was noted in *The Herald*, 13 January 1938, p 13 that:

All new police stations will contain living accommodation for an average family, and the officer-in-charge will be required to live at his station.

Newspapers from the late 1930s record the construction of many new rural police stations, including buildings at Dookie, Leongatha, Horsham, Traralgon, Werribee, Numurkah, Shepparton, Jamieson, Buchan, Ararat, Sale, Red Cliffs, Cobden, Gisborne, Wallan and Colac. A number of these were also identified in Building Services Agency, *Police Buildings in Victoria: A survey of types of police buildings*.

It appears that few of these buildings remain intact. A former police station and residence, similar to the building at Macedon, remains in private ownership at St James, near Dookie (listed as the Dookie Police

Station (1937/38) in Building Services Agency, *Police Buildings in Victoria: A survey of types of police buildings*. Early photographs show the Gisborne Police Station (listed in the *Age*, 29 July 1939, p 33, since demolished) and the police station at Hamilton (this appears to have been demolished).

Within the Macedon Ranges Shire, two Former Court House and Police Station complexes are included in the Heritage Overlay on an individual basis to illustrate the historical theme of 'maintaining law and order'. These are located at Gisborne (HO86, police station demolished) and Romsey c1888 (HO228, police station unidentified). The remaining buildings both date from the nineteenth century and do not provide direct comparison with the Macedon building. There are no other police stations or police residences included in the Heritage Overlay of the Macedon Ranges Shire.

Within the Macedon Ranges Shire, a number of police residences have been demolished or removed, including those at Lancefield, Kyneton, Woodend (Hermes database). Others at Malmsbury, Tylden and Romsey may remain (Hermes database) however they have not been identified.

The Police Residence and former Station Building at Macedon is highly intact and retains its original use as a police facility. The building clearly demonstrates its use as a police residence and its former use as a police station. There do not appear to be any directly comparable examples in the Macedon Ranges Shire, and very few of this typology appear to remain in Victoria more broadly.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (January 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Police Residence and former Police Station, 59 Victoria Street, Macedon demonstrates the provision of law and order services in the Macedon area. Constructed in the mid-twentieth century to serve the Macedon community, this facility replaced the first Macedon police station (located at a different site) and illustrates the continuation of early police services in the region.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Police Residence and former Station Building, 59 Victoria Street, Macedon is a representative example of a small mid-twentieth century, one-man police facility, designed by the Public Works Department under the direction of architect Percy Everett. It displays typical features of this building type, including a simple austere Moderne style, timber construction and the combination of both private and public functions in a single facility. This building type was once common across regional Victoria, but few intact examples now appear to remain.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 8. Recommended Heritage Overlay Extent (Base map: Nearmap, aerial dated January 2018).

References:

Building Services Agency (BSA) (1997), *Police Buildings in Victoria: A survey of types of police buildings. Construction* [Sydney, NSW]

Eltham & Whittlesea Shires Advertiser [Vic.]

Goad, Philip, 'Percy Everett' in Philip Goad & Julie Willis (Eds.) (2012), *The Encyclopedia of Australian architecture*, Port Melbourne, pp239-240.

Goad, Philip, 'Police Stations' in Philip Goad & Julie Willis (Eds.) (2012), *The Encyclopedia of Australian architecture*, Port Melbourne p546.

Landata Victoria (LV), Certificates of Title, as cited.

Macedon Parish Plan.

Milbourne, Jean (1982), *Mount Macedon, Its History and Its Grandeur 1836-1978*, Kyneton [Vic.].

Public Records Office Victoria (PROV), photos of 'Lower Macedon Police Station', VPRS 10516/P3, Unit 16.

The Herald [Melb., Vic]

Victorian Government Gazette (VGG), Gazette No. 149, 29 Jun 1938, page 1987.

Victorian Heritage Database (VHD), <<http://vhd.heritagecouncil.vic.gov.au>>.

Victoria Police Gazette, 12 December 1888, page 382.

Heritage Citation

PENOLA

Address: 222 (part) Alton Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Garden	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: c1850s, erected on site 1881
Recommendation: Include in the Heritage Overlay with tree controls triggered	Extent of Overlay: Refer to plan at Figure 10



Figure 1. 222 (part) Alton Road, Mount Macedon (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Penola, 222 (part) Alton Road, Mount Macedon, a hill station comprising a pre-fabricated house erected on the property in 1881 and associated gardens.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form of the house
- The house's high level of integrity to its original design
- Gardens, including mature plantings, structures, stone walls and paving, water features and remnant tennis court.

Recent alterations and additions are not significant.

How is it significant?

Penola is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Penola has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Penola is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, and a large, prominent house surrounded by mature plantings (Criterion D).

Penola is a highly developed picturesque hill station. The prominently-sited house surrounded by extensive grounds, presents a picturesque composition (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Professor John Simeon Elkington purchased the property, which totaled over 6 1/2 acres, in 1880. Elkington, a professor of history, married Helen Mary Guilfoyle in 1867, sister of William Guilfoyle, prominent landscape gardener and botanist.

Miles Lewis (June 2018: 7.32) reports that (part of) the present house was 'originally built in East Melbourne, probably in about 1853. It was apparently sold for removal in about 1881, doubtless to make way for a redevelopment of the site. It was then acquired by Professor John S Elkington, moved to the present site and re-erected in about 1881' (with what accuracy is not known) (Figure 2). The house 'Penola' appears to have been a prefabricated one brought from Singapore (Lewis, *The Timber Frame*: 5.08.5). Chinese characters found on the building by a former owner (indicating 'this way up') suggest both an Asian origin and a prefabricated form (TBA Planners et al., 1994: 28).

Elkington advertised the house for sale in Melbourne newspapers in the 1880s but it did not sell (Lewis, June 2018: 7.32). Auction notices for the property in 1886 and 1887 in *The Argus* (30 Oct 1886:2), described the 'residence of Professor Elkington, and seven acres of land':

The residence of Professor Elkington, built of Singapore teak and pine, with slate roof, verandah 8ft. wide, containing drawingroom 20 x 15, diningroom 28 x 13, five bedrooms, kitchen, servant's room, bathroom, two pantries, and shed. Water laid on from permanent spring. The land has an area of seven acres, well laid out in garden, orchard, paddocks, &c. There are also two beautiful fern gullies. It has a frontage to two roads, and is well adapted for subdivision.

The property was subsequently sold to Fanny and John Stanley, of 'Hinkley' Burnett Street, St Kilda, in 1888 (LV: V2029/F714; *Argus*, 5 Feb 1887:6). Under Stanley ownership, the property increased in size to 13 acres. In 1899, the property was sold to Catherine Margaret Brookes, wife of merchant, manufacturer and pastoralist William Brookes, of 'Brookwood', Queens Terrace, South Melbourne (father of Harold, who built 'Flint Hill' at 65 Romsey Road, Woodend) (LV: V2029/F714; V1994/F707). Brookes extended the house to comprise 24 rooms and a wide verandah (Milbourne, 1982:144-145).

Following the death of Catherine Brookes in 1913, the property was transferred into the names of two sons, Herbert and Norman (LV:V2029/F714). Herbert (then of 'Winwick', 206 Walsh Street, South Yarra) used the property as a summer house and entertained extensively. One of the earliest references found to the name 'Penola' was in a local newspaper in 1917 (*Gisborne Gazette*, 16 Nov 1917:2). 'Penola' was transferred into the name of Herbert's second wife, Ivy Brookes, from 1928 to 1951 (TBA Planners et al., 1994:29). A feature

of the garden was the lawn tennis court cut into the mountain. Herbert was a keen tennis player, rivaled only by his brother Sir Norman Brookes, professional tennis player (Milbourne, 1982:144-145).

Rivett (1965; 146) wrote of visiting Penola in the 1920s:

... elm, beech, birch, larch, spruce and oak towered before the beholder's eyes-some of them nearly 200 feet high'.

On the eastern side, the hill fell away almost sheer to a tennis court hacked into the side of the mountain. From the farther fence of this it dropped, across thirty feet of trailing ivy jungle and an overgrown red path, across a steeply sloping paddock of blue gums for some hundreds of yards into a little rocky creek towards the bottom of the property.

On these acres the Brookes kept from time to time a couple of ponies and a cow and occasionally someone else's horse. Between the paddock and the forking drive, south of the tennis court, stretched perhaps an acre of garden and red earth walks, helped in the steeper parts by steps painstakingly cut into the mountain side. Here every type of European and mountain bush flourished and flowered. Ivy creeper and long intertwined trailers fell from the edge of each bed over an enclosing wall of stone to the path below. Cutting it back and keeping the place trimmed from holiday period to holiday period was the main job of Harry Price of Upper Macedon, head gardener and factotum of the estate who had taken over from his father a retainer of William Brookes. Each morning wet or dry Harry Price climbed three miles of precipitous paths at dawn bringing for the house party on his shoulders some gallons of milk from his cows in the valley far below ...

The long dining table in the centre of the main room at Penola with the insertion of leafs be made to seat 18. Both it and the sideboard were laden each morning with a massive tureen of porridge and two or three large bowls of stewed fruits, collection of cereals and foaming jugs of hot and cold milk ...

The most famous of Penola's tennis matches tended to be fought out in the late afternoon even in the height of Melbourne's summer the grass court, cut into the rock face, was cooler. Prodigious doubles matches frequently went into extended advantage sets while the galleries above applauded. Often the afternoons were spent playing on the neighbouring 'Alton' and 'Hascombe' courts or entertaining members of the Nicholas or Ricketson house parties at Penola's court. In the evening after dinner there were often musical recitals of the best classical records. However the traditional Penola evening which most delighted the young was when the entire house party adjourned to the billiard room. They were then divided by the alternate choice of two of the youngsters into two teams each eight or nine strong for a unique game of pool.

The great table in the centre of the main room at Penola was for young and not so young alike a centre for formal education as well as for fine food. One night the youngsters might be listening to a former member of the tariff board discussing the problems of one of Australia's infant industries; the next night the talk might revolve around one of the family's stations in Queensland. Another evening Professor Bernard Heinze might hold the floor with stories of artistic personalities connected with the symphony orchestra visiting Australia as soloists. Usually there was a staff of four or five apart from Harry Price to keep things going. Joe Kermond, chauffeur to the Brookes family for nearly 20 years used to bring his wife to Macedon while the cook from the South Yarra home went on holidays. Mrs Kermond and the two maids who helped her coped unwearyingly with the problems of feeding sumptuously a never ending inflow of guests. Presiding over the whole with supreme skill was Mrs Brookes. At her right hand, never ceasing her quiet unobtrusive work and supervision from seven in the morning until late at night was Constance Saunders, first as governess and afterwards as Mrs Brookes' personal assistant spent a lifetime with the family. Altogether there were, apart from 4 bedrooms for the staff, 9 bedrooms for family and guests.

Brookes probably never had any idea of the pervasive influence which he there established. Only in the letters of appreciative visitors from abroad and the memories of those who looked back across a

generation to their older days does one catch a glimpse of its stimulation to many facets of Victorian and Australian life between the wars and in the difficult decades which followed.

In 1951 the house was sold to Victoria Ivy Knox, wife of Sir Robert Wilson Knox (LV:V2029/F714). During this later period the lawn tennis court was converted into a croquet lawn (Milbourne, 1982:144-145). Subsequent owners included Half Moon Products Pty Ltd from 1961, Herbert and Inge Littauer from 1974 and Judith Stanton, Alan Rose, Maurice Davies and Ronald Pitcher from 1975, and later solely Judith Stanton, followed by later owners (LV:V2029/F714). Photos of the house dating to the late twentieth century, prior to later works, are shown at Figures 3-5.

Investigations by the owners in the 1990s indicated that the bay windows along the front of the house replaced original single lights. Lewis (June 2018: 7.32) suggests that this may have been done at the time the building was moved, but was more likely to have been done at a later date.

In 1996, a permit was granted for the construction of the tower (in the same fabric as the existing house, continuing the existing verandah), joining two sections of the residence. A permit was granted in 2012 for the reconstruction of a room (study) at the north-west corner of the house following fire damage (also recorded as damage from fallen trees). Also at this date, a brickwork shed to the north-west of the house was partly demolished and rebuilt, adjacent to an existing 'bunker' (MRSC PF).

In 2016, Linfox executive chairman Peter Fox purchased the property (Property Observer). The external cladding, referred to by the 1994 Study (TBA Planners et al.:30) as ashlar pattern has been replaced with horizontal rusticated or chamferboard by 2018. The property has undergone substantial works in recent years.

John Elkington (1841-1922)

John Elkington trained at Melbourne Church of England Grammar School and Melbourne University. After serving as an inspector of schools, he joined the university as a lecturer, becoming a professor of history and political economy in 1879. A sharp tongue and ability as a raconteur led Elkington into clashes within the professorial board. He reputedly influenced many lawyers of the time with his strong political views. He married William Guilfoyle's sister, Helen, in 1867, and after her death, married her sister Charlotte in 1903. His son John Junior (1871-1955) was an advocate of public health, although he failed to gain his degree at the university, and mixed with Melbourne's bohemian set, including the Lindsay brothers.

Herbert Brookes (1867 -1963)

Born in Bendigo in 1867, Herbert was the brother of Harold and the famous tennis player (Sir) Norman Brookes. Harold developed the property, 'Flint Hill' at Woodend. He was the son of William Brookes, a former bullock driver and later a successful gold investor. William founded the Australia Paper Mills (APM) in 1882 with Archibald Currie and became a director of the Austral Otis Engineering Company. He died in 1910 a wealthy man, leaving Herbert and Norman as the administrators of his estate.

Herbert graduated as an engineer and showed sporting prowess at an early age. After the loss of his first wife (Jessie Strong), Herbert married the musically-gifted Ivy (1883-1970), Alfred Deakin's daughter, in 1905. They had two sons and a daughter in the period 1906-1920. In that era he left his mining pursuits near Bendigo and took on a management role at the Austral Otis Co in Melbourne. By 1912 he was a director and followed the path of the industrial expansion which was taking place in the State, becoming president of the Victorian Chamber of Manufacturers 1913-17.

While his brothers were on war service he chaired APM, handing over to Norman in 1921. His other wartime roles included being on the Munitions Committee and after the war he joined the Board of Trade (1918-28) and the Tarrif Board while being appointed commissioner-general to the United States where he promoted industrial and cultural aspects of Australia.

Apart from roles in industry he was also a foundation member and vice-chairman of the ABC (1932-39). He pursued political realms, particularly under the influence of his father-in-law, Alfred Deakin. He and his wife

Ivy were active at Melbourne University, Herbert being on the Council, and among other things, financing a wing at the Conservatorium of Music and (with George Nicholas) a vice-chancellor's house on the campus. Brookes was reputedly offered a knighthood on three occasions but declined each time.

Herbert and Ivy entertained well, their Saturday tennis parties at 'Winwick', South Yarra (and presumably 'Penola') being renowned. Ivy founded the International Club of Victoria, being president for the life of the club (1933-58) and served on many committees dealing with public welfare.

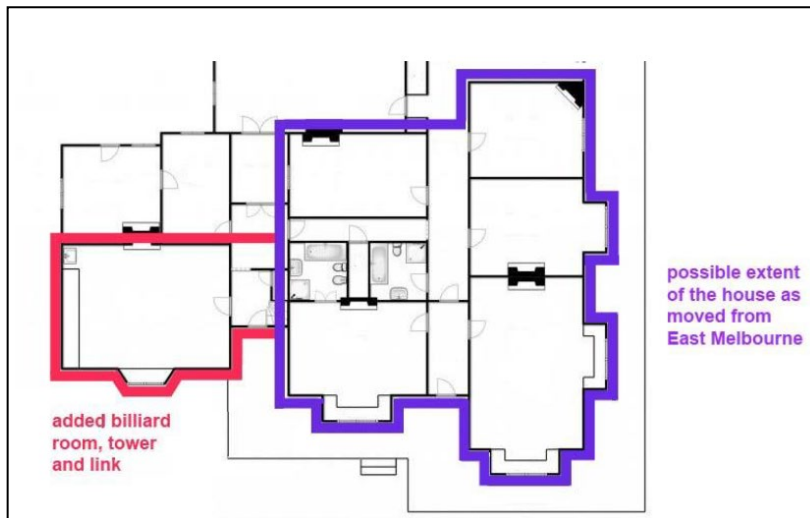


Figure 2. Floorplan of Penola dating to 2016 with a schematic overlay suggesting the possible extent of the portable building in purple (Lewis, June 2018: 7.30).



Figure 3. Penola in 1978 (Lewis, June 2018: 7.30).



Figure 4. Penola prior to recent works. No date to photo; but is pre-1996 when the tower was built (Boyd & Boyd, 2009:90).



Figure 5. An earlier section of the house, or an outbuilding (not confirmed if remains or absorbed into new works). No date to photo (Boyd & Boyd, 2009:90)

Description

Penola, at 222 (part) Alton Road, Mount Macedon is a property that extends in a dog-leg to Devonshire Lane and includes two creeks, Chapmans Gully and Witches Creek.

The house is located towards the top of the steep terraced site. It consists of extensive one and two-storey hipped roof weatherboard wings with long concave-roof verandahs. Verandah detailing includes swept timber brackets which combine to form small arches at the top of each verandah post pair. The wall cladding under the verandah and most external walls (including the billiard room pavilion) is a shiplap profile. The chimneys are cemented in the Italianate manner and all of the roofing is now corrugated sheet metal clad (in 1994 the billiard room and front wings were slate). Openings are typically double-hung window sashes (with external architraves) and four-panelled doors. Box windows have been added to the east face under the verandah, with herringbone boarding in the dado panels.

At the north end of the house is a wing which is partially two levels. The main verandah has recently been extended around this wing on the east and northern sides. At the other end of the house in the south west corner adjacent to the tower, is the billiard room with lantern roof. In a similar manner to the north wing,

the southern verandah has recently been extended across the southern elevation of the billiard room, resulting in an extensive verandah wrapping the building on the north, south and east sides.

The interior of the building is currently undergoing extensive alterations and refurbishment, however, the original plan form, specific uses (e.g. billiard room) and some materials (timber lining) remain discernible from the initial period of construction. The vaulted ceiling of the former ballroom remains evident and the timber lining of internal walls has been retained, albeit some materials have been relocated into other rooms as well as new timber lining installed.

The form of the billiard room with its vaulted ceiling and lantern roof, including the internal fixtures and fittings such as the Alcock Thomson & Taylor billiard table remain intact. The original lacquer finish to the internal timbers and the stenciled frieze have been removed.

The garden has also undergone extensive works recently; however, much of the planting below the house is original, including the laurel and holly hedging, mature tree specimens (large Douglas fir), serpentine paths, flax, yew, camellias, weeping holly, cordylines, most garden beds (except those in front of the house) and maples.

The grass tennis court lies below the house and appears to date from the Brookes time. The timber entry gate from Alton Road is a recent reconstruction.

Images



Figure 6. South elevation (GJM Heritage/Frontier Heritage, June 2018)



Figure 7. East verandah looking towards north wing (GJM Heritage/Frontier Heritage, June 2018)



Figure 8. North wing (GJM Heritage/Frontier Heritage, June 2018)



Figure 9. North wing verandah looking east (GJM Heritage/ Frontier Heritage, June 2018)

Integrity

Penola retains a high degree of integrity as a hill station. While the house, grounds and garden have undergone alterations and additions over a long period, these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Penola, 222 (part) Alton Road, Mount Macedon is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Penola retains its extensive grounds, house and mature plantings within the property boundaries. Despite modifications to both the house and garden, the place has clear associations with the important hill station class of place.

As an example of a prefabricated house brought from Singapore (known as a 'Singapore Cottage'), Penola is now of extremely low authenticity. It was re-erected on the present site with an unknown degree of authenticity in 1881 and in recent years has been extensively altered. As a result any clear reference to the original construction of the house has been obscured and Penola is not considered to be of importance as an example of this prefabricated house type.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Penola has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Penola is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, and a large, prominent house surrounded by mature plantings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Penola is a highly developed picturesque hill station. The prominently-sited house surrounded by extensive grounds, presents a picturesque composition.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as approximately indicated by the green polygon on the aerial below (note that this has been corrected to account for distortion between the cadastral boundaries and the aerial). The recommended extent of the Heritage Overlay accords with Title Volume 9672 Folio 739.



Figure 10. Aerial photo of 222 Alton Road, Mount Macedon (Source: Nearmap, aerial dated Jan 2018).

References

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

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Landata Victoria (LV), Certificates of Title as cited.

Lewis, Miles, 'The Timber Frame: Naturalism and Nationalism: 03', Section 5.08 in *Australian Building: A Cultural Investigation*.

Lewis, Miles (June 2018), 'The Asian Connection', Chapter 7 in *The Portable Building* (upcoming publication).

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 222 Alton Road MOUNT MACEDON VIC 3441 PLN-1996-739, PLN-2012-331.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

PropertyObserver.com.au, 'Peter Fox buys Mount Macedon's Penola estate' article dated 18 July 2016, <www.propertyobserver.com.au/>, accessed June 2018.

Rivett, Rohan (1965), *Australian citizen: Herbert Brookes*, Melbourne. Cited in TBA Planners et al. 1994, pp28-31.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

CHENISTON

Address: 20 Cheniston Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated April 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Garden	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High [TBC]	Construction Date: 1889-90
Recommendation: Include in the Heritage Overlay with tree controls triggered and early outbuildings subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. 20 Cheniston Road, Mount Macedon (Aerial photo dated Jan 2018. Source: Nearmap)

Statement of Significance

What is significant?

Cheniston, 20 Cheniston Road, Mount Macedon, a hill station established in the late 1880s and including a late Victorian house.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the house
- The house's high level of integrity to its original design
- Early outbuildings
- Gardens, including mature plantings.

Recent alterations and additions to the 1889-90 residence are not significant.

How is it significant?

Cheniston is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Cheniston has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Cheniston is a representative example of a hill station established at the mountain location from the late 1880s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a collection of mature trees and other plantings (Criterion D).

Cheniston is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house and mature plantings present a picturesque composition (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

In October 1889, Henry Roughton Hogg purchased approximately 24 acres of E. English's 300 acre property in Mount Macedon, near Mount Towrong (Milbourne, 1982:145). Hogg constructed 'Cheniston' as a summer house in 1889-90 (TBA Planners et al. 1994: 104; Boyd & Boyd, 2009: 60). The home was set on bluestone foundations, with a cellar. The property comprised a gardener's cottage, coach house (not confirmed if these remain) and seven acres of gardens (Milbourne, 1982:145). An early photo of the house showed a verandah to the southern elevation (Figure 2).

Hogg was a partner in the firm Hogg Robinson & Co., merchants and importers, and agents for the Scottish Union & National Insurance Co. with offices in the Western Market buildings, Melbourne (TBA Planners et al. 1994: 104; Milbourne, 1982:145). Hogg's other residence was 'St Margarets' on Alma Road, St Kilda. In the 1910s it appears that Hogg let 'Cheniston' to tenants, including Shirley Hamilton-Smith in 1911 (TBA Planners et al. 1994: 104).

The house was advertised for sale in October 1911 (*Argus*, 28 Oct 1911:2), described as a 'charming mountain residence' on 23 acres, with an 'extra 23 acres if required'. The advertisement described the 'attractive brick villa, known as "Cheniston", Macedon Upper' with detached stables and coachhouse, gardener's cottage and motor-house (with a description of the interior spaces to the house) (not confirmed which outbuildings remain in 2018).

In 1919, the property sold to Clare Emily Falkiner (Milbourne, 1982:145), who appears to have occupied the house prior (*Gisborne Gazette*, 5 Oct 1917:2). In 1925, The Falkiners sold to Raynes Dickson (*Table Talk*, 1 Jan 1925:39). In 1934, Ivy and Lawrence Brooks 'both of "Cheniston" Macedon Upper' became the owners. At this date the property totaled just over 13 ½ acres and excluded the south-eastern portion of the earlier extent (shown at Figure 3; occupied by a recent house).

Sole owner Ivy Brooks sold to Patricia Wrench 'of Thornbury Grange, Highton, Geelong' in 1950. Three months later Wrench sold to Desmond O'Keefe, manufacturer's representative, and Margaret O'Keefe. Subsequent owners included Matthew Daniel, bank manager, from 1956, Helen Manifold, widow 'of Redlands, Mount Macedon', from 1959, the Gourleys from 1972, and the O'Mullane's from 1986 (LV:V5947/F378).

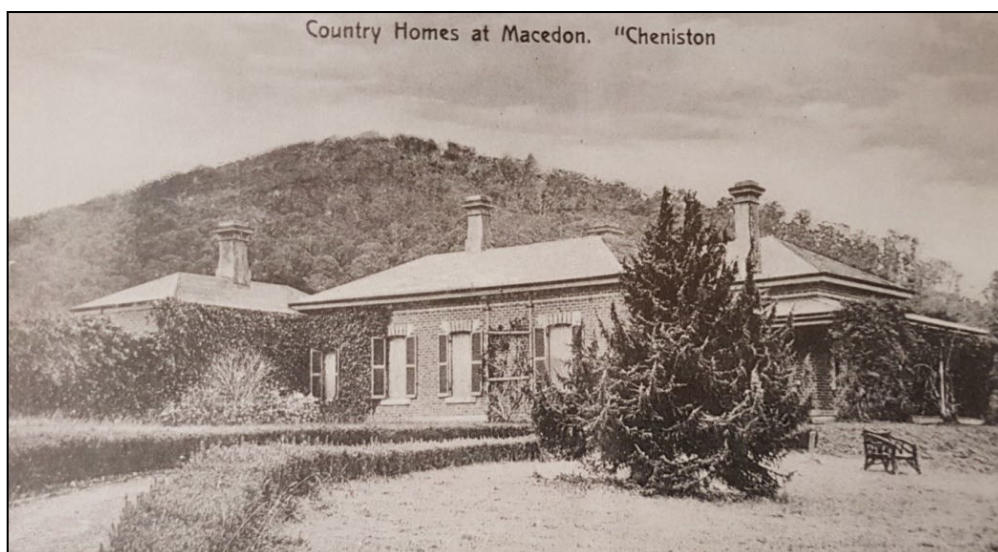


Figure 2. An early photo of 'Cheniston'; no date to photo (Boyd & Boyd, 2009: 60).

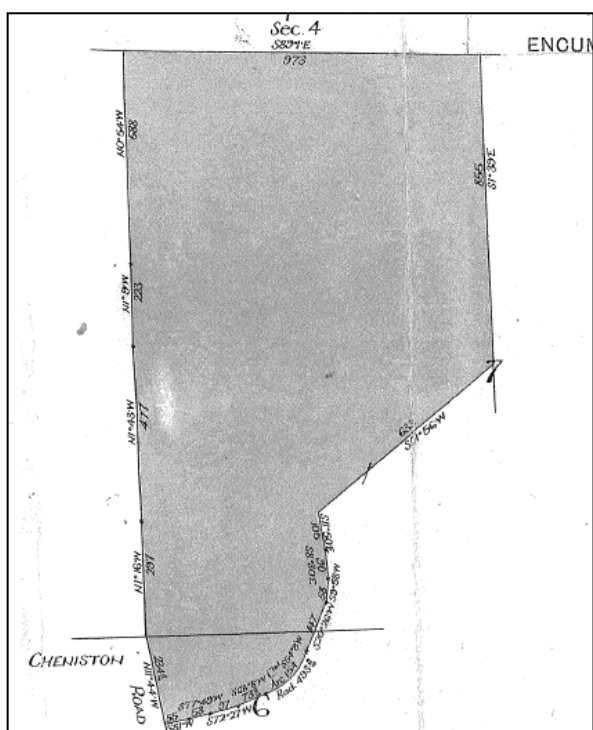


Figure 3. The extent of the property as shown on the 1934 Title (LV:V5947/F378).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

Cheniston is a bichromatic brick Italianate villa set in a mature garden. The building has a hipped slate roof with high decorative brick chimneys. The original return verandah has been removed and additions made to the building. The mature garden includes oaks, weeping elms and Douglas firs.

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

Cheniston appears to retain a high degree of integrity as a hill station. While the house, grounds and garden appear to have undergone alterations and additions, including the removal of a verandah, these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Cheniston is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Cheniston, 20 Cheniston Road, Mount Macedon appears to retain its extensive grounds, late Victorian house and garden which includes mature trees and other plantings. Despite modifications to both the house and garden, the place has clear associations with the important hill station class of place.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Cheniston has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Cheniston is a representative example of a hill station established at the mountain location from the late 1880s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a collection of mature trees and other plantings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Cheniston is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house and mature plantings present a picturesque composition.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes - to the extent of early outbuildings that remain
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.

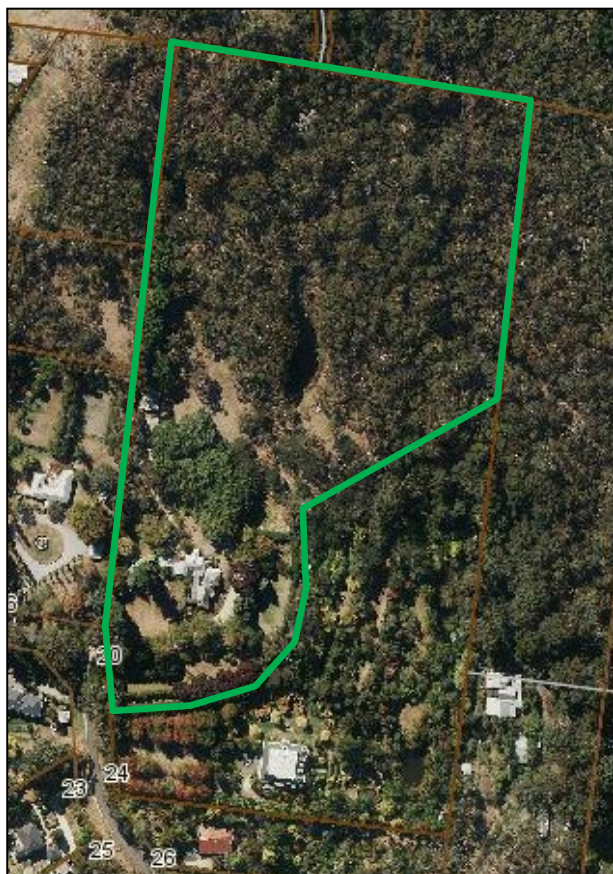


Figure 4. Aerial photo of 20 Cheniston Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Gisborne Gazette [Vic.]

Landata Victoria (LV), Certificates of Title as cited.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Table Talk, Melbourne [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units).

The Argus.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

ARD RUDAH

Other Names: Ard Rudah Guest House (former)

Address: 51 Devonshire Lane, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Guest House, Garden	Architect: Christopher Cowper
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: c1875?, 1934, 1939
Recommendation: Include in the Heritage Overlay with tree controls triggered and fences and outbuildings (to the extent of pre-1960s fabric) subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. 51 Devonshire Lane, Mount Macedon (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Ard Rudah, 51 Devonshire Lane, Mount Macedon, a hill station established in the 1870s and including an Inter-war house.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the Inter-war house
- The house's high level of integrity to its Inter-war design
- Outbuildings and fences that date to pre 1960s
- Gardens, including mature plantings, structures, stone walls and paving, water features

Recent alterations and additions are not significant.

How is it significant?

Ard Rudah is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Ard Rudah has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Ard Rudah is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a variety of separate gardens, garden features and structures (Criterion D).

Ard Rudah is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature plantings, a walled garden, stone walling, paving and structures, water features and rockeries, present a picturesque composition (Criterion E).

Ard Rudah has close associations with well-known Melbourne architect Christopher Cowper, the owner and occupant of the house from the 1920s to the 1950s. Cowper was largely responsible for the design of the existing house and much of the extensive garden and he was closely associated with the development of the town of Mount Macedon. His local involvement resulted in electricity reaching the town, the sealing of the main access road and the construction of community halls (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 5 Building Victoria's industries and workforce
 - 5.7 Catering for tourists
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians
- 9 Shaping cultural and creative life
 - 9.3 Achieving design and artistic distinction.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Edmund Veness, Melbourne gardener, purchased 29 acres (including the subject site) from the Crown in 1866, where he established a fruit orchard (LV:V225/F992; Milbourne, 1982:110). Veness later subdivided his holdings into three allotments, selling two (current 51 and the eastern portion of 53 Devonshire Lane) to George Gordon and Herbert Augustus Strong in May 1874 (LV:V225/F992). Professor Herbert Strong was a Professor of Classics at Melbourne University (Milbourne, 1982:110-111).

The original house at the subject site was built for Strong c1874-5 and appears to have been leased out over a long period (Figure 2). The joint owners divided their holdings in February 1876, after which Strong was the sole owner of 51 Devonshire Lane, totaling just under 5 ¼ acres (Gordon's portion at 53 Devonshire Lane became 'Marnanie' under subsequent owners) (LV:V682/F268; LV:V827/292). The garden was reportedly first designed by Strong and Baron Ferdinand von Mueller, who lived nearby (however the nature of the contribution of von Mueller has not been confirmed) (Freeman & Pukk, 2017:213).

Ard Rudah is Gaelic for 'high promontory', possibly named by William MacGregor who lived at the subject site before building Ard Choille (Milbourne, 1982:110-111). The first published reference to the name 'Ard Rudah' was found in *The Argus* in November 1890 (17 Nov 1890:3), advertising 'Ard Rudah' in Macedon, available to let. The advertisement noted the house contained 10 rooms with about five acres of land and stables (remain in 2018). In January 1900, Strong sold the property to Peter Langwill, Melbourne gentleman (LV:V2756/F083). Following Langwill's death in 1905, his executors sold to Herbert J Daly, Melbourne mining engineer, in December of the same year (LV:V2756/F083). Daly retained ownership of the property for 21

years until June 1926 (LV:V2756/F083). The grass tennis court was built in the early 1900s (Freeman & Pukk, 2017:214).

It appears that architect Christopher Cowper, and his wife Mary, occupied 'Ard Rudah' from c1924, before officially purchasing the property in June 1926 (LV:V2756/F083; V5143/F474) (the 1994 study notes that Mary Cowper was rated as the owner from c1924). The rate books record that the Net Annual Value of the subject site increased by almost 70%, between 1924 and 1926, indicating that the property was developed. The 1994 study suggests that the 1870s house may have been renovated by architect Christopher Cowper during this period (Figures 3-4). The Cowpers retained ownership for 34 years until 1960.

In 1925, a local newspaper described the garden '... Through artistic stone gateways and beneath majestic elms meeting overhead, in all their spring time raiment, the garden of Mr C Cowper established originally by Professor Strong, was entered. Mighty trees bordered the green lawns and in the depths of the nearby scrub, one heard faintly, and is far away the musical song of the rivulet that trickled idly amongst the treeferns' (*Gisborne Gazette*, 20 Nov 1925). The Nurserymen & Seedmen's Association visited Mount Macedon in 1927, and reported on 'Ard Rudah', the garden of Chris A Cowper. The report noted that the garden was planted 54 years ago by Professor Strong 'under the influence of Baron Von Mueller' and that it contained 'some of the finest larches and white poplars in the State'. The house faced 'south east with a sunny aspect and is finely placed among trees and lawns. Mr Cowper takes a deep personal interest in his garden and is ensuring perfect spacing and good growing conditions for all trees' (*Gisborne Gazette*, 18 Nov 1927). Figures 5-6 show the garden and landscape details in the early 1930s.

The 1994 study states that the present house was designed by Cowper, and suggests that it was 'rebuilt in reinforced concrete c1934', while a second source suggests that the original house on the site was demolished and the present house constructed in 1934 (Milbourne, 1982:110-111). A site visit conducted in 2018 suggests that the present house may have incorporated parts of the original house.

Cowper made further additions to the house in 1939 to accommodate a growing family. The house was noted locally for its all concrete construction, even the ceilings (potentially providing fireproofing). The outbreak of World War II reportedly prevented the Cowpers from adding a third storey (suggested to be the reason for the solid concrete ceiling) (Milbourne, 1982:110-111).

Cowper removed some 82 mature trees to accommodate the new house. He completed further works to the gardens from 1934 and is accredited with the current planting layout, including a sunken Italianate garden, inspired by a trip to Italy. The stone and concrete work to the garden was completed by Layton Jones and Joe Taylor. Cowper's landscape devoted a large area to bulbs such as daffodils, jonquils and tulips. His gardener for over 20 years, George Patterson, reared some 2,000 seedlings a year for planting out in the following season. Many plants were obtained from overseas.

In the early 1930s, the Cowper daughters appeared in social pages and magazines such as *The Home*, with photos that showed the landscape of 'Ard Rudah' (Figures 5-6). The Melbourne social publication *Table Talk* reported on tennis tournaments in Macedon Upper, organised by the Cowpers with matches held at 'Ard Rudah' in the 1930s. The picturesque setting and garden of the property was often commented on (*Table Talk*, 15 Jan 1931:43). Alan Hobbs recalled playing tennis here at the property as a youth, when servants were numerous; for example, leaves would be removed from the tennis court as soon as they fell because of the distinguished players.

Cowper was instrumental in getting the road up the mountain sealed, resulting in the name Cowper Avenue, later Mount Macedon Road (Hutton, 1990:17). Under Cowper's efforts, the Mt Macedon Hall and CWA Hall were built, and electricity came to Mt Macedon in 1927 (Milbourne, 1982:110-111).

In 1951, the 'magnificent modern brick home' 'Ard Rudah' on Devonshire Lane, Mount Macedon, was advertised for sale under instruction from Cowper (*The Argus*, 27 Oct 1951:26). The interior spaces were described, and the property was noted as comprising a three car garage and carport for four cars. Although the house didn't sell at this date, from 1956, 'Ard Rudah' served as a guest house run by the Peters (Figures 7-10) (Boyd & Boyd, 2009:54; Milbourne, 1982:111). The Cowpers officially sold the property to Thomas and

Matilda Peters in March 1960 (LV:V5143/F474). Subsequent owners were Walter and Hilda Meyer 'of Ard Rudah, Devonshire Lane, Mount Macedon', from 1978, the Teeds from 1999 and Badendale Pty Ltd from 2000 (LV:V5143/F474).

Major works were carried out to the house in 2005-06, comprising the demolition of a narrow wing off the west elevation (not confirmed if this was original), construction of a carport at the north-west corner of the house and covered corridor along the north elevation, and interior alterations. As part of these works, the balcony to first floor of the north elevation was constructed and the single-storey sun room off the east elevation demolished and a new 'orangery' built. Some openings were altered at ground floor level and a chimney removed from the north elevation (MRSC PF).

Christopher Cowper, architect

Christopher Alfred Cowper (1868-1954) was a Melbourne architect and property developer. He arrived in Melbourne from South Africa in 1883 and was articled to Evander McIver before starting his own practice by 1892. He ceased working as an architect for a period before returning to practice c1907, establishing an office at 359 Collins Street, Melbourne. Cowper is known to have designed a number of houses and commercial buildings in middle-class Melbourne suburbs such as Camberwell, Kew, Canterbury, Brighton and St Kilda, becoming renowned for his Queen Anne style houses (Logan 2012:179).

From c1915, Cowper appears to have played a limited role in architectural design, with his associate Gordon Murphy becoming the office's chief designer. In 1921 he formed Chris A. Cowper, Murphy & Appleford with Gordon Murphy and Reginald Appleford, a draftsman. In the 1920s, Cowper appears to have focussed on real estate and finance, as a speculative builder and developer, but remained part of the firm until 1949 (Logan 2012:179). It was during this period that Cowper resided in Mount Macedon (from c1924). He is attributed with having designed large additions to the house 'Marnanie', at neighbouring 53 Devonshire Lane, Mount Macedon for Sir Isaac Isaacs in the 1920s. He also designed his own house 'Ard Rudah' at 51 Devonshire Lane, Mount Macedon in the 1930s, creating an elaborate hill station estate. In 1929, Cowper is also known to have designed the former Gisborne Shire Offices.

Cowper's domestic work exhibits 'great refinement in detail and composition. His highly individual handling of joints and bracket details is especially skilful, and adds not only visual interest to the houses, but also imparts a craft-like quality to his architecture' (Logan 2012:179).

Upon his death in 1953, Cowper left a sizable bequest for the building of a new Anglican Church at Mount Macedon. He was also active in the establishment of the new Gisborne Anglican Church (TBA Planners et al., 1994:213).



Figure 2. Early photo of the original c1875 house on the property, 'Ard Rudah' (G&MMDHS).



Figure 3. A 1932 photo of the original house on the property, with some additions. The photo accompanied an article reporting on the tennis tournament held at the Cowper property (*Table Talk*, 21 Jan 1932:22).



Figure 4. The original house on the property, showing later alterations (no date to photo) (Boyd & Boyd, 2009:54).



Figure 5. Maisie Cowper in the garden of Ard Rudah in 1931 (*The Home, An Australian quarterly*, Vol. 12 No. 4, 1 April 1931).



Figure 6. 'The house party at Ard Rudah, Upper Macedon, Victoria' showing garden features in 1931 (*The Home, an Australian quarterly*, Vol. 12 No. 3, 2 March 1931).

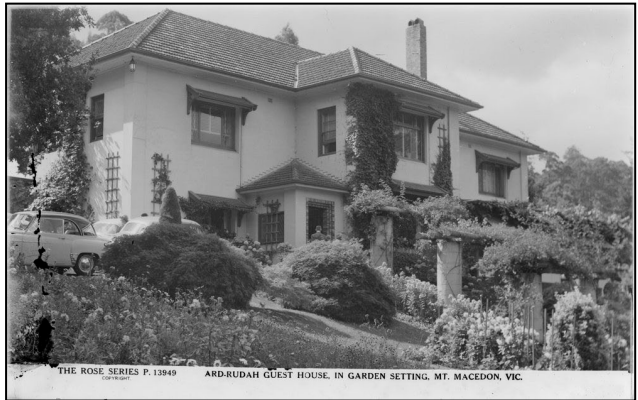


Figure 7. 'Ard Rudah Guest House', postcard probably dates to the 1950s (SLV, ImageH32492/8752; postcard dated c1920-1954, the newest car shown dates to the 1950s).

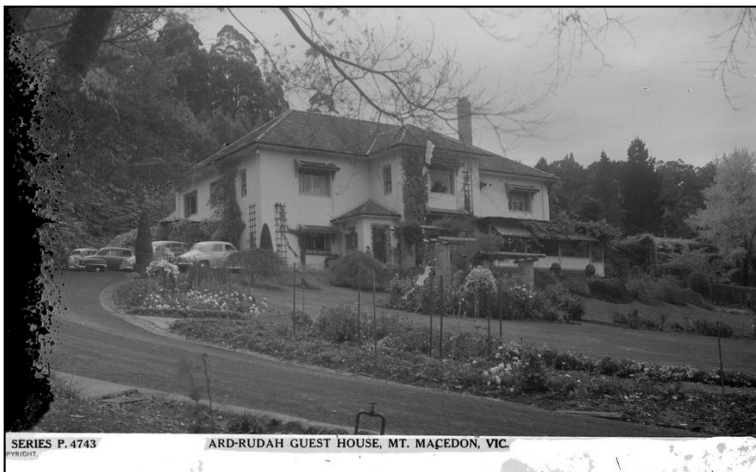


Figure 8. 'Ard Rudah Guest House', postcard probably dates to the 1950s (SLV, Image H32492/6258; postcard dated c1920-1954; the newest car shown dates to the 1950s).

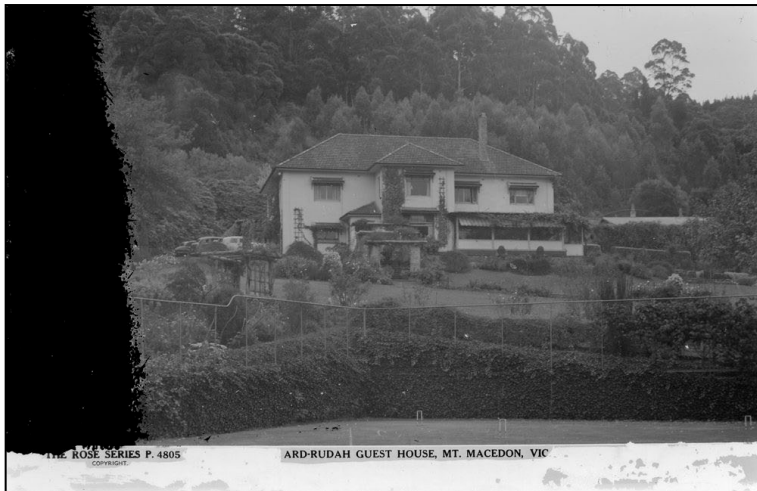


Figure 9. 'Ard Rudah Guest House' from the tennis court, postcard probably dates to the 1950s (SLV, Image H32492/6343).

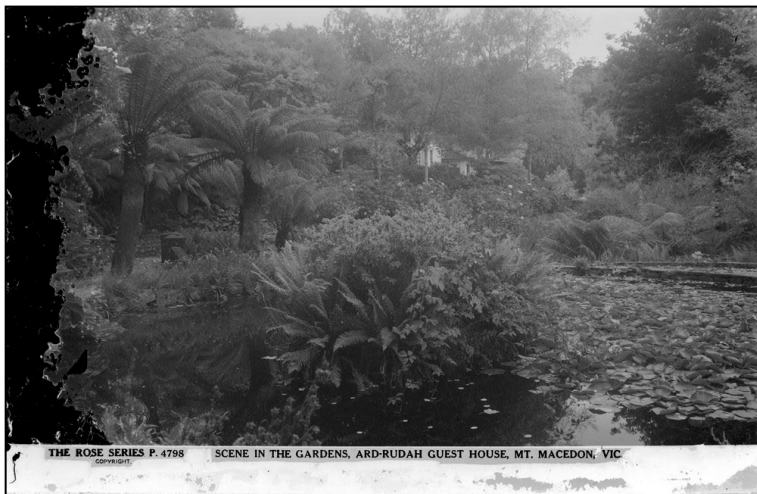


Figure 10. The gardens of 'Ard Rudah Guest House', postcard probably dates to the 1950s as per others in the series (SLV, Image H32492/6332; postcard dated c1920-1954).

Description

The irregular shaped site is of approx. 2.3 hectares with a small frontage to Devonshire Lane. The winding driveway rises through the landscaped grounds, past the tennis court and up to the house which is sited to the north west of the property. To the north east of the house is the large garage and carport and further east is the stables building.

A flat ground area had been created on the hillside on which the house sits facing south east, overlooking the extensive garden and tennis court. It is a picturesque two-storey inter-war building with intersecting hipped roof forms clad in Marseilles pattern tiles. There is a single, prominent brick chimney on the southern roof slope and wide, lined eaves around the building.

The principal façade of the building (the south east elevation) has rendered and painted masonry walls with large timber framed and hooded picture windows overlooking the garden. At the eastern end is a single-storey projecting porch with balcony over. The porch has engaged columns between windows above a heavy banded base at sill level which is supported on large decorative corbels below. The same detail is repeated below the adjacent hooded picture window in the main elevation. The porch timber windows are of similar size to the main façade picture windows but are detailed with diamond leadlight sidelights. Similar slim diamond leadlight windows exist in the porch return walls. Above the windows, the porch parapet (which

forms the above balcony balustrade) is detailed with horizontal banding and dog-tooth brickwork banding, all of which is rendered and painted.

At the west end of the house is a single-storey section with a hipped roof clad in Marseille tiles and a modern covered porch and carport leading directly into the house. Windows in the western end are generally similar to the picture windows of the main façade although there are also traditional sized double hung timber sash windows. The eastern end of the building is similarly detailed with the return wall of the projecting porch and balcony over, and an adjacent hooded timber window and diamond leadlight windows above.

The northern elevation of the building is quite distinct stylistically from the rest of the building, partially due to it being the back of the house but also a result of a more recent substantial addition. The addition at ground level has a series of half-timbered glazed doors between rendered and painted pilasters at the west end and open verandah behind the pilasters at the east end. The first floor balcony has decorative iron balustrade panels between pilasters which are the base for paired columns supporting a substantial pergola frame over.

At the rear of the house, set into the hill and garden area is a small painted brick structure that may have been associated with the original nineteenth century house. The current use of the building is general storage, but it may have originally been a meat house or similar.

To the north east of the house is the large timber garage and carport structure with a low-pitched metal clad gable roof over. The structure is partially weatherboard clad with timber framed double hung sash windows and timber doors. Beyond the garage further to the east is the stables building.

The property includes a substantial landscaped garden area with water features, rockeries, paths, a tennis court and numerous substantial trees.

Images



Figure 11. South west corner of house (GJM Heritage/Frontier Heritage, July 2018)



Figure 12. South elevation (GJM Heritage/Frontier Heritage, July 2018)



Figure 13. East end detail (GJM Heritage/Frontier Heritage, July 2018)



Figure 14. North elevation (GJM Heritage/Frontier Heritage, July 2018)



Figure 15. Outbuilding, possibly meat house (GJM Heritage/Frontier Heritage, July 2018)



Figure 16. Garage and carport (GJM Heritage/Frontier Heritage, July 2018)



Figure 17. Paths through garden (GJM Heritage/Frontier Heritage, July 2018)



Figure 18. Gardens (GJM Heritage/Frontier Heritage, July 2018)



Figure 19. Tennis Court (GJM Heritage/Frontier Heritage, July 2018)



Figure 20. Sunken Italian garden (GJM Heritage/Frontier Heritage, July 2018)

Integrity

Ard Rudah retains a high degree of integrity as a hill station. While the house, grounds and garden have undergone alterations and additions over a long period, these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Ard Rudah, 51 Devonshire Lane, Mount Macedon is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Ard Rudah, 51 Devonshire Lane retains its extensive grounds, Inter-war house and a number of developed garden areas within the property boundaries. Despite modifications to both the house and garden, the place has clear associations with the important hill station class of place. Owned and occupied from the 1920s to the 1950s by Christopher Cowper, the place has clear associations with this prominent architect and local resident.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Ard Rudah has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Ard Rudah is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a variety of separate gardens, garden features and structures.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Ard Rudah is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature plantings, a walled garden, stone walling, paving and structures, water features and rockeries, present a picturesque composition.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Ard Rudah has close associations with well-known Melbourne architect Christopher Cowper, the owner and occupant of the house from the 1920s to the 1950s. Cowper was largely responsible for the design of the existing house and much of the extensive garden and he was closely associated with the development of the town of Mount Macedon. His local involvement resulted in electricity reaching the town, the sealing of the main access road and the construction of community halls.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes - to the extent of pre-1960s fabric for outbuildings and fences
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 21. Aerial photo of 51 Devonshire Lane, Mount Macedon
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Foster, J H (1989), *Victorian picturesque : the colonial gardens of William Sangster*, Parkville [Vic.]

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Gisborne and Mount Macedon Districts Historical Society Inc (G&MMDHS), 'Photographs', <<http://www.gisbornemountmacedon.org.au/photographs.htm>>, accessed Sep 2018.

Gisborne Gazette, cited in TBA Planners et al. 1994.

Hutton, Marion & Shaw, A. G. L. (Alan George Lewers), 1916-2012 & Mt. Macedon Historical Society 1990, *Macedon and the mount*, 1st ed, Mt. Macedon Historical Society, [Mount Macedon, Vic.]

Landata Victoria (LV), Certificates of Titles as cited.

Logan, Cameron (2012), 'Chris Cowper' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, p. 179.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 51 Devonshire Lane MOUNT MACEDON VIC 3441 MBS-2005-523.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Museum Victoria, 'Baron Ferdinand von Mueller, Botanist & Explorer (1825-1896)', <<https://collections.museumvictoria.com.au/articles/1862>>, accessed 11 Sep 2018.

State Library of Victoria (SLV), images as cited.

Table Talk [Melb.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

The Home, An Australian Quarterly.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

MARNANIE

Other Names: Calulu

Address: 53 Devonshire Lane, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Guest House, Garden	Architect: Attributed to Christopher Cowper (1920s section)
Grading: Locally significant	Builder: Gordon Bellhouse (c1920s)
Integrity: High [TBC]	Construction Date: 1890, c1920s
Recommendation: Include in the Heritage Overlay with tree controls triggered	Extent of Overlay: To property title boundaries



Figure 1. 53 Devonshire Lane, Mount Macedon (Photo dated 2018. Source: <<https://www.realestate.com.au/sold/property-acreage+semi-rural-vic-mount+macedon-124024442>>)

Statement of Significance

What is significant?

Marnanie, 53 Devonshire Lane, Mount Macedon, a hill station established in the 1880s and including a late Victorian house which was extensively remodelled in the 1920s.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the house
- The house's high level of integrity to its 1920s design
- Gardens, including mature trees and plantings.

Recent alterations, additions and outbuildings are not significant.

How is it significant?

Marnanie is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Marnanie has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Marnanie is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house and a collection of mature trees and other plantings (Criterion D).

Marnanie is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature trees and other plantings, present a picturesque composition (Criterion E).

Marnanie has close associations with prominent Victorian politician, (Sir) Isaac Isaacs, as the owner and occupant of the property from the late nineteenth century until his death in 1948 (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians
- 5 Building Victoria's industries and workforce
 - 5.7 Catering for tourists.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries

to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The following is based on the history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Edmund Veness, Melbourne gardener, purchased 29 acres (including the subject site) from the Crown in 1866, upon which he established a fruit orchard. Veness later subdivided his holdings into three allotments, on-selling two (current 51 and the eastern portion of 53 Devonshire Lane) to George Gordon and Herbert Augustus Strong in May 1874 (LV:V225/F992; Milbourne, 1982:110). The joint owners divided their holdings in February 1876, after which Gordon was the sole owner of 53 Devonshire Lane (Strong's portion became 'Ard Rudah' at 51 Devonshire Lane) (LV:V682/F268; LV:V827/292).

Subsequent owner of the subject site, Charles E. Gates, solicitor (of TB & G Gates, Melbourne & Geelong) built a one-storey house in 1890 (the first stage of the present house) on the eight acres, before adding another four and a half acres by c1894. An early photo (Figure 2) showed the single-storey house with an Edwardian gabled porch and verandah, large three-sided window bay (all altered c1920s), and a large entrance with sidelights and highlights (appears to remain in 2018).

Following Gates' death, his executors sold the property to Attorney-General (Sir) Isaac Isaacs in 1899, for whom it served as a country house. He named the house 'Marnanie' after his daughters Margaret and Nancy. Isaacs acquired four more acres from W T Wallis in c1900.

Isaacs reputedly added the upper-storey to the house, employing local builder Gordon Bellhouse and architect and neighbour Christopher Cowper (architect not confirmed) (Hutton, 1990:17). Over the door was placed a French phrase meaning 'Here one rests in tranquility' (Milbourne, 1982:135). The Net Annual Value of the property rose 40% in 1924-25, which may indicate the date of the large additions to the house.

Around the time of Isaacs' death in South Yarra in 1948, Marnanie was sold and was renamed 'Calulu,' becoming a guest house. The property served as a guest house until the late 1960s/early 1970s (Boyd & Boyd, 2009:86). A photo of 'Calulu' showed the two-storied residence with the altered façade (Figure 3).

In 1973 new owners purchased the property, carrying out restoration works to the house and reinstating the name 'Marnanie' (Boyd & Boyd, 2009:86). Photos dating to 1987 and 1994 show further alterations to the

façade, particularly to the bay window and its balustrade (Figures 4-5). The garden was redeveloped and replanted in the 1990s under the ownership of Kevin O'Neill, a prominent South Yarra florist.

Sir Isaac Alfred Isaacs, Governor-General, judge and politician

Isaac Alfred Isaacs (1855-1948) was born in Melbourne the son of a tailor in 1855, before moving with his family to the goldfields in Yackandandah and later Beechworth. He was later to represent this area in parliament (from 1892). He became a government-employed teacher but soon entered the legal domain as a law clerk in Melbourne. He graduated in Law from Melbourne University in 1880, while continuing at the Crown Law Office, until entering the profession in 1882 where he attracted many wealthy and influential clients.

After Isaacs marriage in 1888, his family moved house frequently but the Mount Macedon house became their one fixed residence after its acquisition. He was active in many fields of interest and societies. He entered parliament in 1892 and became solicitor general in 1893. He created some controversy by overturning the Attorney General's decision not to prosecute the principals of the failed Mercantile Bank, which led to his resignation at the behest of cabinet. Although a popular decision with the people, it meant that he was no longer trusted in high places. However, he regained his post as Solicitor General in 1894 and kept it until 1901, where he instituted stringent company law to deter future excesses like those the previous boom had inspired. He was applauded by reformists but disliked by the establishment. The same intensity followed during his involvement with Federation. He was acting Premier on many occasions while still conducting a busy legal practice. He was appointed to the High Court in 1906, remaining on the bench for 25 years. He was appointed to the Privy Council in 1921 and made a knight in 1928. Sir Isaac Isaacs became Governor General by 1931.

In the 1930s Isaacs became involved with William Cameron of 'Cameron Lodge', in the erection of the Memorial Cross on Mount Macedon. According to Bill de Mack, a scaffolder who worked on the construction of the Cross, large blocks of stone were quarried from the creek at 'Marnanie', and transported by Cogger Brothers to be used on the Cross.

Christopher Cowper, architect

Christopher Alfred Cowper (1868-1954) was a Melbourne architect and property developer. He arrived in Melbourne from South Africa in 1883 and was articled to Evander McIver before starting his own practice by 1892. He ceased working as an architect for a period before returning to practice c1907, establishing an office at 359 Collins Street, Melbourne. Cowper is known to have designed a number of houses and commercial buildings in middle-class Melbourne suburbs such as Camberwell, Kew, Canterbury, Brighton and St Kilda, becoming renowned for his Queen Anne style houses (Logan 2012:179).

From c1915, Cowper appears to have played a limited role in architectural design, with his associate Gordon Murphy becoming the office's chief designer. In 1921 he formed Chris A. Cowper, Murphy & Appleford with Gordon Murphy and Reginald Appleford, a draftsman. In the 1920s, Cowper appears to have focussed on real estate and finance, as a speculative builder and developer, but remained part of the firm until 1949 (Logan 2012:179). It was during this period that Cowper resided in Mount Macedon (from c1924). He is attributed with having designed large additions to the house 'Marnanie', at neighbouring 53 Devonshire Lane, Mount Macedon for Sir Isaac Isaacs in the 1920s. He also designed his own house 'Ard Rudah' at 51 Devonshire Lane, Mount Macedon in the 1930s, creating an elaborate hill station estate. In 1929, Cowper is also known to have designed the former Gisborne Shire Offices.

Cowper's domestic work exhibits 'great refinement in detail and composition. His highly individual handling of joints and bracket details is especially skilful, and adds not only visual interest to the houses, but also imparts a craft-like quality to his architecture' (Logan 2012:179).

Upon his death in 1953, Cowper left a sizable bequest for the building of a new Anglican Church at Mount Macedon. He was also active in the establishment of the new Gisborne Anglican Church (TBA Planners et al., 1994:213).

Images



Figure 2. The original form of the present house, built in 1890. No date to photo (pre-1920s) (Boyd & Boyd, 2009:86).



Figure 3. 'Calulu' guest house, showing the house after the additions by Isaacs c1920s. The photo is dated c1920-1955, but probably dates to c1948-1955, when the house was named 'Calulu' (SLV, Image H32492/3620).



Figure 4. The house in 1987 (SLV, Image H98.250/797).

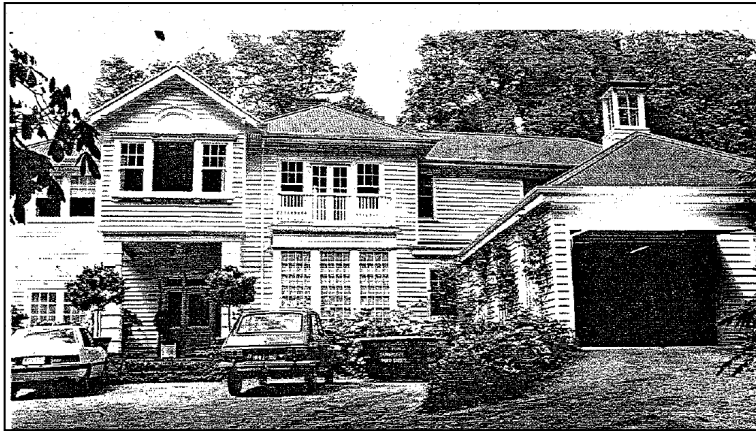


Figure 5. The house in 1994 (TBA Planners et al., 1994:215).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

Marnanie is a large two-storey weatherboard house picturesquely set in a landscaped garden. The building is substantially intact from the 1920s period of development. However, it does retain the Edwardian door case from the initial single-storey construction. The house sits on a rubble stone terrace and has a free-standing chimney set in one section of the building. Other elements from the 1920s two-storey form include the Georgian revival pseudo fanlight over the upper window group and the French windows which once opened out onto a balcony atop a window bay below.

There is some recent planting within an older woodland garden; the collection of plants being of interest. The terrain is steep with mature trees on steep slopes below and above the house although most of the older terraced pathways and stonework appear to be south of the creek which bisects the property. This creek is channeled through the site in a number of different ways. To the north there is also terracing but in basalt and concrete pavers which appear relatively recent. There are some old apples, camellias, holly, pittosporum, azaleas and rhododendrons. There is a modern garage and glasshouse near the entry to the house.

South of the house, the terraces are concentric with *Prunus serrulata* group at the bottom, rhododendrons, azaleas, an *Araucaria sp.* to the north east, and a mature *Arbutus sp.* to the east of the house.

Gateways, pergolas, dovecotes, fountains, ponds (some), and tennis court are generally new.

There are mature maples, redwood, poplars, laurels, cordylines, fern gullies and a very large chestnut near the house parking area. There are *Trachycarpus fortunei* and ferns lining the stone walled pathway which rises above the house where there are a group of Japanese maples, mature New Zealand Hoherias, some poplars, large gums and dead trees, presumably affected by fire. Towards the top of the garden is a concrete lined pool with new stepping stones.

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

Marnanie retains a high degree of integrity as a hill station. While the house, grounds and garden have undergone alterations and additions over a long period, these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Marnanie is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Marnanie, 53 Devonshire Lane retains its extensive grounds, house and garden which includes mature trees and other plantings. Despite modifications to both the house and garden, the place has clear associations with the important hill station class of place. Owned and occupied by (Sir) Isaac Isaacs from the late nineteenth century until his death in 1948, the place has clear associations with this prominent Victorian politician and judge.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Marnanie has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Marnanie is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house and a collection of mature trees and other plantings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Marnanie is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature trees and other plantings, present a picturesque composition.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Marnanie has close associations with prominent Victorian politician, (Sir) Isaac Isaacs, as the owner and occupant of the property from the late nineteenth century until his death in 1948.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 6. Aerial photo of 53 Devonshire Lane, Mount Macedon
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic].

Hutton, Marion (1990), *Macedon and the mount*, Mount Macedon [Vic].

Landata Victoria (LV), Certificates of Titles as cited.

Logan, Cameron (2012), 'Chris Cowper' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, p. 179.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

State Library of Victoria (SLV), images as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

GLEN DROUITT

Address: 51 Glen Drouitt Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Dairy, Garden	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High [TBC]	Construction Date: c1885-1890
Recommendation: Include in the Heritage Overlay with tree and prohibited uses (for the farmhouse only) controls triggered and early outbuildings and house gate/fence subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. 51 Glen Drouitt Road, Mount Macedon (Aerial dated Jan 2018. Source: Nearmap)

Statement of Significance

What is significant?

Glen Drouitt, 51 Glen Drouitt Rd, Mount Macedon, a farming property established in the nineteenth century.

Elements that contribute to the significance of the place include (but are not limited to):

- The farmhouse's original form, materials and detailing
- The farmhouse's high level of integrity to its original design
- Early outbuildings, including a dairy, house gate and fence
- Gardens, including mature trees and plantings.

More recently constructed outbuildings are not significant.

How is it significant?

Glen Drouitt is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Glen Drouitt demonstrates the early establishment and subsequent development of farming properties in the rich agricultural districts of the Macedon Shire Ranges (Criterion A).

Glen Drouitt is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Mount Macedon and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 4 Transforming and managing the land
 - 4.4 Farming
- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian

citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

It is suggested that the house and brick dairy were built c1874 and later extended. Aerial photos dating to 2018 show an outbuilding to the north-west of the house, which may be a dairy (not confirmed). However the 1885 rate books recorded that the property remained land, owned by James and James W Robertson, suggesting no substantial structures were located on the property at this date.

In 1886, the rate books listed John Ferrier Hamilton as the owner of the property, which now comprised a villa and 160 acres. The Net Annual Value of the property continued to increase from 1886 to 1890, suggesting the continued construction of the house and property development. A notice published in *The Australasian* in 1888 (11 Feb 1888:8) referred to 'Glen Drouitt, where J F Hamilton, Esq., is now building and otherwise improving a beautiful mountain site.' The rate books indicate that from 1886, the property was let to Joseph Kelly.

In 1909 the property was sold to Mrs L Maude Hooke, widow, of New Gisborne, who owned and occupied 'Glen Drouitt' until c1920, when she sold to Francis H Stephenson, grazier. The Stephenson family retained the property until c1960s. The property continued to be called 'Glen Drouitt' as confirmed by newspapers which referred to Mrs Frank Stephenson's house 'Glen Drouitt' in Upper Macedon, in 1920 and 1937 (*Table Talk*, 1 Jan 1920:5; *Herald*, 26 Aug 1937:26). Additions may have been made to the house under Hooke or Stephenson ownership.

The property was let to Norman L Zillman, farmer, in the mid-1940s, amongst others occupants during this period. Subsequent owners were the Benns from c1966 until at least the 1990s.

John Ferrier Hamilton

John Ferrier Hamilton's father, the Hon. J F Hamilton, was reportedly the first settler of the Wooling property, north of New Gisborne. John's siblings were Vereker, Claude, Baroness de Fegely and Mrs Ross-Watt. As a solicitor John Ferrier Hamilton commenced work with Cuthbert Hamilton & Wynne, and later Hamilton Wynne & Riddell. He left this firm and commenced as Hamilton & Wilks, acting for both Gisborne and Romsey shires as their legal advisers.

Hamilton was on the Gisborne Roads Board and was the first Gisborne Shire President. His interest in Gisborne extended to providing the first street lamps for New Gisborne and also donating lamps in the old town of Gisborne. He provided the site for the New Gisborne Mechanics Institute and the materials for its construction. He was also a Councillor in Brighton for some 26 years, serving as the mayor just prior to his death. His residence was on Beach Road, Brighton. Hamilton died in 1911, aged 59. He left no children, only a widow (the daughter of Hon. J M Grant).



Figure 2. The house in 1994 (TBA Planners et al., 1994:309).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al), available photographic and documentary records.

This is an unusual timber farm house with gabled and hipped roofs, sited well back from the road in remnants of a mature exotic garden surrounded by hedges. The house faces away from road. The drive is lined with cedars, pines and gum while there are two sets of large timber gate posts (each with capping and a ball) at the house yard entrances, one with a picket remnant. There is a lake to the south of the house.

The house appears to be a combination of Edwardian and late Victorian-era construction. The gable fascias have tiny fretted trefoil motifs and brackets to the front porch, representing an interesting use of a derived Gothic revival manner in rural houses of this era. The tall brick chimney (painted) is also unusual in that it is expressed on the outside of the building and bisects a steep gable in the manner of Arts & Crafts designs (possibly early 20th century).

Louvred vents are placed either side of the chimney, high in the gable, above double hung sash windows. Next to the gable is an unusual gabled porch, with an arched portal and pointed arch side panels either side. The entrance itself has a typical Victorian-era doorcase with side and top lights. Next to the porch is a hipped roof wing.

Two projecting gabled wings face the lake to the south, each with the pierced fascias and each wing of a different depth. The lesser wing is faced with a verandah which ends on the other bay.

The gabled brick dairy (painted) is typically sunk into the ground for cool storage of dairy produce.

The garden has deteriorated but there are mature trees such as a cedar, deodar cedars near the house, old Monterey pines, some Canary Island pines, bulbs and to the south of the house are hawthorns (pink, white), rowan trees, a stone and bulb-lined path leading west to a tennis court next to the ornamental lake, with its island planted with cordylines and trees surrounding. Nearer the house are a *Trachycarpus fortuneii* to the north-east.

The garden once contained maples, Japanese cultivars, Western Australian gums, many rare plants, a Jake, fernery and aviary; however, the property was affected in the 1983 fires, which destroyed trees and fencing.

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

It appears that Glen Drouitt retains a high degree of integrity in fabric, form and detail. Whilst it appears that alterations have been made to the farmhouse and later buildings have been constructed on the property, these alterations do not diminish the ability to understand and appreciate the place as a highly intact example of a farming property.

Comparative Analysis

Glen Drouitt, Mount Macedon is of note as a representative and intact example of a farming property in the Shire of Macedon Ranges. The district gained a reputation as a rich agricultural area and properties such as this clearly illustrate this development.

A number of farm complexes from the nineteenth century remain in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Riversdale & mature planting, 199 Youngs Road, Kyneton (HO149) (date unknown)
- Homestead (Former Jarrett's Farm), 101 Pleasant Hill Road, Kyneton (HO313)
- Bolinda Vale, 1556 Melbourne Lancefield Road, Clarkefield (HO154)
- Pastoria Homestead, 589 Baynton Road, Pastoria (HO120) (c1860/1870, 1890s)
- Clunie, Pinetum, 3330 Romsey Road, Chintin (HO245) (c1868)

Glen Drouitt retains sufficient integrity to clearly demonstrate the characteristics of a nineteenth century agricultural property in the Macedon Ranges Shire. It is directly comparable to the farm complexes listed above and displays a range of similar characteristics including a single-storey dwelling, a range of associated outbuildings, mature vegetation and a sizable allotment of farming land.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Glen Drouitt demonstrates the early establishment and subsequent development of farming properties in the rich agricultural districts of the Macedon Shire Ranges

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Glen Drouitt is a fine, intact and representative example of a nineteenth century farming property. It displays typical features of a farm complex in Mount Macedon and across Victoria more broadly, including a substantial farmhouse, outbuildings and mature plantings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – to the extent of early fabric
Prohibited Uses Permitted?	Yes – for the farmhouse only
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the title property boundaries as indicated by the green polygon on the aerial below.



Figure 3. Aerial photo of 51 Glen Drouitt Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time, Mount Macedon [Vic.]*.

Table Talk, Melbourne [Vic].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Australasian.

The Herald, Melbourne [Vic].

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

DREAMTHORPE

Address: 455 Mount Macedon Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Outbuildings, Garden	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: c1886, c1914
Recommendation: Include in the Heritage Overlay with tree controls triggered and early outbuildings not exempt from notice and review	Extent of Overlay: To property title boundaries



Figure 1. 455 Mount Macedon Road, Mount Macedon (GJM Heritage/Frontier Heritage, March 2019).

Statement of Significance

What is significant?

Dreamthorpe, 455 Mount Macedon Road, Mount Macedon, a hill station established in the 1880s and including a Victorian house modified in the Edwardian period.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the house
- The house's high level of integrity to its Victorian and Edwardian design
- Early outbuildings
- Gardens, including mature plantings.

Recent alterations and additions are not significant.

How is it significant?

Dreamthorpe is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Dreamthorpe has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Dreamthorpe is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a collection of mature trees and other plantings (Criterion D).

Dreamthorpe is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature plantings and a water feature present a picturesque composition (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians
- 4 Transforming and managing the land
 - 4.4 Farming.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area,

primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The Dreamthorpe property was originally part of Riddell run, owned by J C Riddell (Freeman & Pukk, 2017:217; Milbourne, 1982:129). In March 1886, Mary Riddell, widow, and Thomas Riddell, stock and commission agent, owned approximately 596 acres in Mount Macedon and Macedon. Their holdings were largely bound by the current Honour Avenue, Mount Macedon Road, Salisbury Road and Loch Road. The Riddells subdivided and on-sold lots from July 1886 (LV:V1796/F133). The subdivision was apparently called Waterfalls Estate (TBA Planners et al., 1994: 540).

One of the first to sell was the lot that included the subject site, which was transferred to The Port Melbourne Building Society in July 1886. The lot totaled just over 22 ½ acres and was bound by Mount Macedon Road (then The Mountain Road), Childers Road and Turritable Road (LV:V1796/F133; V1838/F510).

The Building Society appears to have been engaged by Nathaniel Roberts. The first part of the present house was built c1886 for Ronalds, who established a nursery on the site (Figures 2-3) (TBA Planners et al., 1994: 540). Ronalds was an English botanist, Melbourne florist, and owner of what was 'one of Melbourne's most famous shops' (*Riverine Herald*, 9 Apr 1942:3), located on Swanston Street, 'Ronalds' Central', was later known as 'Ronalds' (TBA Planners et al., 1994: 540). He grew water lilies, bulbs and foliage at the subject site, which was reputedly sent daily to his city florist. He also established an orchard which supplied fruit to Mount Macedon (Freeman & Pukk, 2017:217). Ronalds was also addressed to New Street, North Brighton (TBA Planners et al., 1994: 540).

In December 1891, Nathaniel Ronalds 'of New-street, Brighton, and Macedon, nurseryman', was declared insolvent (*Argus*, 7 Dec 1891:5) (Ronalds subsequently relocated to 17 Brougham Road, Mount Macedon). The subject site was sold to Susan Davies, wife of David T. Davies, merchant, 'of Oakfield Park, Macedon' in February 1892 (LV:V2409/F704).

The Davies constructed a brick butter factory with a water wheel in Turritable Creek. The butter factory was opened in 1893 and was stated by dairying expert, a Mr Wilson, to be '... one of the best equipped factories in the colony' (it is suggested that the dairy was closed in 1894 and purchased by the Pioneer Dairy Co. but this has not been confirmed) (TBA Planners et al., 1994: 541). In 1903, Richard Healey, florist of Macedon, purchased the property (LV:V2409/F704), which again served as a nursery under his ownership (TBA Planners et al., 1994: 541).

In 1913, Healey sold to (Sir) Henry Edward Agincourt Hodges, 'of Park Street, South Yarra, One of His Majesty's Justices of the Supreme Court of Victoria' (LV:V2409/F704). Hodges extended the house c1914 and

named the house 'Dreamthorpe'; additions comprised the angled and corner front room bays, Dutch hips and a bell-cast roof line (Figures 4, 7-9). The additional rooms had art-metal ceilings and seaweed in the walls for insulation (TBA Planners et al., 1994: 541).

Alice Hodges was responsible for much of the garden's development, establishing a fairy house, secret holly walk, rock retaining walls and small lakes. The garden was the venue for many community occasions during Lady Hodges' tenure, with many fetes and annual garden parties raising money for a variety of charities (Freeman & Pukk, 2017:218; Milbourne, 1982:129-130).

From 1915, 'Dreamthorpe' was jointly owned by Henry E A Hodges and William Stawell, solicitor (LV:V2409/F704). Following the death of Hodges in 1919, Stawell became the sole owner from September 1920 (LV:V2409/F704). On the same day, it was transferred into joint ownership with William Wallace Stewart Johnston, medical practitioner of 'Craiglee, Sunbury' (LV:V4377/F326). The Hodges family remained at Dreamthorpe until the 1940s.

In 1925, the *Gisborne Gazette* (20 Nov 1925) published a piece describing Dreamthorpe's garden:

... apparently careless profusion of trees and flowers. Amongst the ash, elm and maple trees, resplendent golden oaks caught the eye and viburnum and clematis harmonised with the alluring colour scheme. Here one saw miniature lakes, winding paths decked with forget-me-nots, shady nooks beneath noble trees and an appealing play of light and shadow through the leaves of myriad tints.

In 1937, the property was transferred to Alice B. Hodges, gentlewoman of 'Dreamthorpe', Macedon. Following Alice Hodges' death in 1942, the property was transferred to Catherine M Walker, widow 'of Dreamthorpe, Upper Macedon'. It appears that the property was sold out of the Hodges family in 1946, when it was sold to John A Gardner, manufacturer (LV:V4377/F326). Subsequent owners included Mabel Kiston from 1946, John D Mack 'of Dreamthorpe' from 1949, John B Hope-Campbell, Wheelers Hill farmer, from 1959 and the Broomhalls from 1975 (LV:V4377/F326; V9105/F058). The Broomhalls subdivided the property and on-sold the subject site (approx 10 acres) to Phillip Dunn Investments Pty Ltd in 1978. The Handburys owned the property from 1993 (LV:V9264/F030).

Later alterations to the house comprised the infill of the south-facing verandah (by 2017, see Figure 9). Late twentieth century changes to the house included large additions to the rear of the house and to the interior (TBA Planners et al., 1994: 541).

(Sir) Henry Edward Agincourt Hodges (1844-1919)

Hodges was born in Liverpool, England, the son of a ship's captain, and came to the colony in 1854 seeking gold. He took up teaching on the Bendigo goldfields before he obtained a BA at Melbourne University in 1870 and took up private tutorship of the families of JG Francis and Sir William Stawell. Reputedly, he was also the tutor for the Hamilton children. He was called to the bar in 1873 and quickly established a lucrative practice, being appointed an acting Judge of the Supreme Court in 1889 (permanent by 1890). Here he established a reputation for logical but a sometimes severe demeanor in court, being sometimes prone to sarcasm and emotional outbursts which led to an unprecedented resolution in 1913 from the bar, criticising his behaviour in court (TBA Planners et al., 1994: 541).

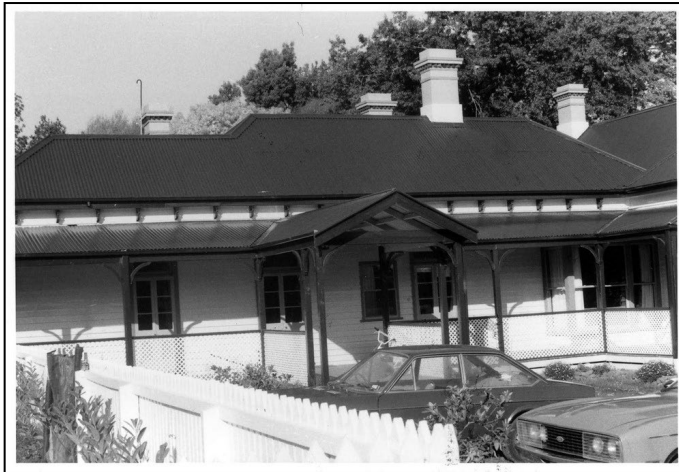


Figure 2. The west elevation of the house in March 1987 (SLV, Image H98.250/789).

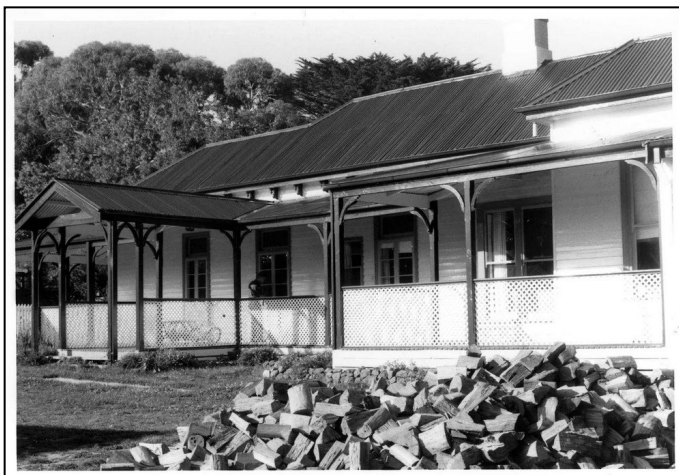


Figure 3. The west elevation of the house in March 1987 (SLV, Image H98.250/787).



Figure 4. The south elevation of the house in March 1987. This end of the house was an addition constructed by Hodges c1914 (SLV, Image H98.250/786).



Figure 5. The south elevation (not date to photo) (Boyd & Boyd, 2009: 72).



Figure 6. The south elevation (not date to photo) (Boyd & Boyd, 2009: 72).



Figure 7. The south elevation of the house in 2017 (Freeman & Pukk, 2017:218).

Description

Dreamthorpe is a large weatherboard house on a site of approximately 10 acres on the west side of Mount Macedon Road. The house was developed in at least two major stages of construction; the last being

Edwardian (c1914) which added angled and corner room bays, Dutch hips and a bell-cast turret roof line with iron finial ornaments. The verandah has been filled in. The first phase of construction is marked by the cemented and corniced chimneys and main roof form. Recent renovations have added considerably to the rear.

An old gabled colonial-bonded brick structure to the north east of the house is thought to have been the earliest house on the site but this has been much changed and appears more likely to have been connected with the nursery or a former farm function. Other associated early outbuildings include a series of garden pavilions and storage structures, including a gable roof timber building currently used as a garage.

There are extensive exotic trees throughout the garden and around the perimeter of the yard, along with a crab apple hedge extending along Turitable Avenue to Mount Macedon Road. Plantings also include very large *Cupressus lawsoniana*, and a *E.viminalis* specimen. Other mature tree specimens include *Cedrus deodara*, poplars, oaks, *Cupressus macrocarpa*, and pin oak. A pink hawthorn hedge lines the east boundary along with a rubble stone wall.

A large ornamental pond and stream is a feature of the garden. The garden has been altered and developed by successive owners and planting along the drive was damaged in the 1983 fires.

Images



Figure 8. Eastern elevation (GJM Heritage/Frontier Heritage, March 2019)



Figure 9. South-east corner of the house (GJM Heritage/Frontier, March 2019)



Figure 10. Gabled weatherboard outbuilding currently used as a garage (GJM Heritage/Frontier, March 2019)

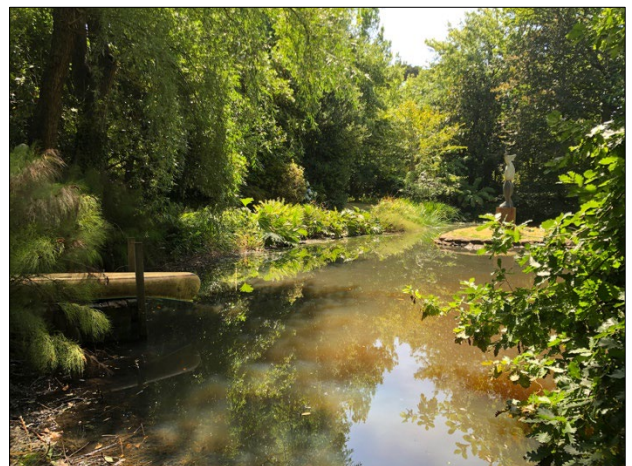


Figure 11. Ornamental pond (GJM Heritage/Frontier, March 2019)



Figure 12. Mature *Cedrus deodara* planting (GJM Heritage/Frontier, March 2019) (GJM Heritage/Frontier, March 2019)



Figure 13. Garden pavilion (GJM Heritage/Frontier, March 2019)

Integrity

Dreamthorpe retains a high degree of integrity as a hill station. While the house, outbuildings, grounds and garden have undergone alterations and additions over a long period, these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Dreamthorpe is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Dreamthorpe, 455 Mount Macedon Road, Mount Macedon retains its extensive grounds, modified Victorian house and various outbuildings, and garden which includes mature trees and other plantings. Despite modifications to the house, outbuildings and garden, the place has clear associations with the important hill station class of place.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Dreamthorpe has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Dreamthorpe is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a collection of mature trees and other plantings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Dreamthorpe is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, mature plantings and a water feature present a picturesque composition.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – early outbuildings
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 14. Aerial photo of 455 Mount Macedon Road, Mount Macedon
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

- Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].
- Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.
- Gisborne Gazette*. Cited in TBA Planners et al., 1994, p540.
- Landata Victoria (LV), Certificates of Title as cited.
- Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]
- State Library of Victoria (SLV), images as cited.
- TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.
- The Argus*
- The Riverine Herald* [Echuca, Vic.]
- Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

MOUNT MACEDON PRESBYTERIAN CHURCH (FORMER)

Other Names: Uniting Church (current)

Address: 682 Mount Macedon Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: September 2018, March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Church	Architect: Keith Butler (1983)
Grading: Locally significant	Builder: Neil Hassett (1983)
Integrity: High	Construction Date: 1874, 1983-84
Recommendation: Include in the Heritage Overlay with outbuilding not exempt from notice and review	Extent of Overlay: To property title boundaries



Figure 1. Mount Macedon Presbyterian Church (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The Former Mount Macedon Presbyterian Church, 682 Mount Macedon Road, Mount Macedon, a Gothic Revival style church originally built in 1874 and reconstructed following the Ash Wednesday fires.

Elements that contribute to the significance of the place include (but are not limited to):

- The church's original form, materials and detailing and 1983-84 replacement fabric
- The church's high level of integrity to its original design
- Rubble stone cairn and cross marking the Ash Wednesday 1983 fires.

The modern brick hall and amenities area at the rear of the Church are not significant.

How is it significant?

The Former Mount Macedon Presbyterian Church is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Former Mount Macedon Presbyterian Church is of historical significance as a church originally constructed in the 1870s which has strong associations with the local Mount Macedon community. Its early and continuing use as a church, and its reconstruction after significant fire damage in the Ash Wednesday fires, illustrates the enduring value of worship in the district (Criterion A).

The Former Mount Macedon Presbyterian Church is a fine and representative example of a small 1870s church within a rural township. The building displays typical characteristics of a nineteenth century church in Macedon and across Victoria more broadly, including the adoption of the Gothic Revival style with pointed arch-headed windows and steeply pitched roofs (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.1 Maintaining spiritual life.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The first Presbyterian Church was constructed in 1863 at the subject site, on land donated by William Kidd. The stone church was built in 1874, in front of the earlier church which became a Sunday School. It is also suggested that William Gore called for tenders for the church later in 1875 (this has not been confirmed) (TBA Planners et al, 1994:320-21; Freeman & Pukk, 2017:210).

In 1885, the Presbyterian Church served three denominations on Sundays, the Wesleyans in the morning, Church of England in the afternoon and Presbyterians in the evening (*Australasian*, 21 Nov 1885:3). Photos of the original construction of the stone church, and earlier front boundary fences, are shown at Figures 2 and 3. In June 1977, it became a Uniting Church (plaque on site).

The property was affected by the Ash Wednesday fires of 16 February 1983, damaging the earlier and 1870s stone church (TBA Planners et al: 320-21). The 1870s stone church was reduced to the stone walls (Figure 4). Architect Keith Butler and builder Neil Hassett reconstructed the stone church in 1983-84 (TBA Planners et al, 1994: 320-21). A plaque on site commemorated the reopening of the Mount Macedon Uniting Church on 8 April 1984.

Modern brick additions were constructed to the rear of the church as part of the 1980s works (MRSC PF).



Figure 2. The Presbyterian Church c1930s (SLV, Image H90.140/602).



Figure 3. The church in a photo dated c1925-c1960 (NLA, online pictures collection, Call No. PIC Album 1197/1 #PIC/15675/122).



Figure 4. The remains of the church damaged by the 1983 Ash Wednesday fires, photo dated 24 April 1983 (SLV, Image H98.250/743).

Description

The Former Mount Macedon Presbyterian Church is a rubble freestone building with offset porch, of the Gothic Revival style. It was constructed with the side walls parallel to the north and south site boundaries which are near to the east west axis. The west (front) elevation of the building is consequently not parallel with the site boundary which follows Mount Macedon Road on a north east alignment.

The small rectangular plan form building has a slate clad gable roof and square offset porch on the south west corner. The porch has a simple slate clad hipped roof over. The Gothic detailing includes the pointed arch doors and windows which are framed by dressed stone surrounds and sills. The main entrance to the church is through a wide pointed arch timber door with large decorative iron brackets, in the west end of the porch.

In front of the Church and to both the north and south sides, there is gravel pavement providing both vehicle and pedestrian access to the site. There is no front fence, but the boundary is defined by landscaping of trees and shrubs. In front of the Church, towards the southern boundary, is a modern rubble stone cairn with a metal cross on top. The plaque on the cairn notes the cross was formed from a truss from the original church roof.

At the rear of the Gothic Revival church, a modern brick hall and amenities building is attached. This brick addition has a low-pitched gable roof clad with sheet metal. This addition to the Church is not visible from the street frontage.

Images



Figure 5. Church from Mount Macedon Road (GJM Heritage/Frontier Heritage, June 2018)



Figure 6. Cairn commemorating reconstruction and reopening of Church in 1984 (GJM Heritage/Frontier Heritage, June 2018)



Figure 7. Modern hall and amenity areas at rear of the Church (GJM Heritage/Frontier Heritage, June 2018)

Integrity

The Former Mount Macedon Presbyterian Church retains a high degree of integrity to its original form and detail. While the building suffered extensive damage in the Ash Wednesday fires in 1983, it has been largely reconstructed using original materials. As such, it is still possible to understand and appreciate the place as a fine example of a church within a rural township.

Comparative Analysis

The Former Mount Macedon Presbyterian Church, constructed in 1874 and rebuilt in 1983-84, is of note as a fine representative example of an 1870s church within a rural township in the Macedon Ranges Shire. It is

one of a number of small stone and brick churches, of various denominations, constructed in a simple Gothic Revival style within the Shire.

A number of these churches are included in the Heritage Overlay of the Macedon Ranges Planning Scheme on an individual basis. These include:

- Former Newham Presbyterian Church, 1270 Rochford Road, Newham (HO133) [bluestone, 1868]
- Uniting (Former Presbyterian) Church, 25 Pohlman Street, Romsey (HO210) [bluestone, 1865]
- St Mary's Anglican Church, 15 Buckland Street, Woodend (HO23) [bluestone, 1864]
- Darraweit Guim Presbyterian Church (Uniting), 21 Glendonald Road, Darraweit Guim (HO17) [bluestone, 1871]
- St Brigid's Catholic Church, 64 Aitken Street, Gisborne (HO282) [render, 1873-75]
- St Andrew's Presbyterian Church and Hall, 43-49 Fisher Street, Gisborne (HO294) [render, 1871]
- Catholic Church, 27-29 Chauncey Street, Lancefield (HO50) [brick, 1872]
- Christ Church of England, 31-33 Chancey Street, Lancefield (HO51) [render, 1869]
- Uniting Church, 23 High Street, Lancefield (HO98) [brick, 1866]
- Kyneton Arts Centre (former Congregational Church & Sunday School), 28 Hutton Street (HO256) [bluestone, 1859-60] (this is also included in the Victorian Heritage Register as H1989)

Despite the extensive damage to the building in the Ash Wednesday fires in 1983, it has been reconstructed using original materials. The building therefore retains a high degree of integrity to its original construction and clearly demonstrates its ongoing use as a church. It is directly comparable to other 1860s and 1870s churches in the Macedon Ranges Shire, as listed above, and displays a range of similar characteristics in its adoption of the Gothic Revival style and its use of masonry (stone, brick or rendered finish) construction.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Former Mount Macedon Presbyterian Church is of historical significance as a church originally constructed in the 1870s which has strong associations with the local Mount Macedon community. Its early and continuing use as a church, and its reconstruction after significant fire damage in the Ash Wednesday fires, illustrates the enduring value of worship in the district.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Former Mount Macedon Presbyterian Church is a fine and representative example of a small 1870s church within a rural township. The building displays typical characteristics of a nineteenth century church in Macedon and across Victoria more broadly, including the adoption of the Gothic Revival style with pointed arch-headed windows and steeply pitched roofs.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – stone cairn
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 8. Aerial photo of 682 Mount Macedon Road, Mount Macedon
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 682 Mount Macedon Road MOUNT MACEDON VIC 3441 PLN-2003-467.

National Library of Australia (NLA), online pictures collection, < <https://nla.gov.au/>>, accessed June 2018.
Call numbers as cited.

State Library of Victoria (SLV), picture collection, imaged as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Australasian [Melb, Vic.]

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

SEFTON

Other Names: Macedon Guest House

Address: 864 Mount Macedon Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised post Exhibition – October 2021, revised for Adoption – June 2022

Place type: House, Garden	Architect: Sydney Smith & Ogg, Walter Butler
Grading: Locally significant	Builder: George Harrop
Integrity: Very High	Construction Date: 1908/9
Recommendation: Include in the Heritage Overlay with tree controls (mature Quercus sp., Pinaceae sp. and Cupressus sp.) and prohibited uses triggered and outbuildings (Caretakers' Lodge) and main entrance gates subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. 864 Mount Macedon Road, Mount Macedon (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Sefton, 864 Mount Macedon Road, Mount Macedon, a hill station including a substantial Federation house within an established garden setting.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the house
- The house's high level of integrity to its original design
- Early Caretakers Lodge and main entrance gates
- Landscaping, including mature tree plantings (*Quercus* sp., *Pinaceae* sp. and *Cupressus* sp. and cypress and holly hedges on Mount Macedon Road and Pinchoff Lane), garden beds, structures, water features and rockeries.

Recent alterations, additions and outbuildings, including the conference centre building, manager's, garages and accommodation block, are not significant.

How is it significant?

Sefton is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Sefton has strong associations with the establishment of hill stations on Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

Sefton is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a variety of separate gardens, garden features and structures. The house is a fine and highly intact example of a Federation house which strongly reflects the architectural style popular in the first decade of the twentieth century. The asymmetrical composition, with complex roof forms and multiple gables, and architectural elements and materials, including tall chimneys and timber verandah detailing, are typical of the style (Criterion D).

Sefton is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, expansive lawns, mature plantings, garden beds, hedges, structures, water features, rockeries, paths and a tennis court present a picturesque composition. The house itself is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing, with picturesque roofline, tall chimneys, dormers and gables, bay windows and projecting polygonal front porch present a picturesque composition of this architectural style (Criterion E).

Sefton has close associations with prominent Victorian businessman and politician, William L Baillieu, as the owner and occupant of the property from 1908, and the well-known Baillieu family who owned Sefton until the 1980s. Sefton has close associations with well-known Melbourne architects Sydney Smith and Ogg who were responsible for the design of the house in 1908 (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

The property was originally leased from the Crown by Fitzsimmons, who erected a sawmill near the Willimigongong Creek (Milbourne, 1982:121-22). Henry W Langlands and George Davis of Macedon purchased the 51 acre property from the Crown in 1864 (Crown Allotment A, Section 3, Parish of Macedon) (LV:V68/F432). After various owners, Joshua Snowball purchased the 51 acres in 1870 (LV:V383/F558).

In February 1875, Snowball sold to James Morrison, blacksmith of Macedon (LV:V383/F558; V741/F153). Morrison subdivided the southern portion of the property (approx 14 ¼ acres; excluding the site of the present house) in March 1875 and on-sold this to Samuel A Richardson, estate agent (this lot had various subsequent owners) (LV:V741/F153; V750/F883).

At the subject site (which totaled 36 ¾ acres), James and Janet Morrison built the first guest house on the mountain, 'Macedon House' by the mid-1870s (Milbourne, 1982:64, 121-22; TBA Planners et al. 1994:608). 'Macedon House' was advertised in 1883 as 'select accommodation' for visitors or families, run by Mrs Morrison (*Argus*, 9 Feb 1883:12). In 1885, an advertisement placed by James Morrison to 'gentleman, squatters, and others' noted that the 'beautifully situated residence, well known as Macedon House' was

available to let. The property was described with 'eight large bedrooms, two drawing rooms, large dining room, kitchen, servants rooms, bathroom, stabling, and outhouses, fruit and kitchen garden, cows &c' (*Argus*, 5 Jan 1885:8). However, it appears the property was not let out by the owners, as Mrs Morrison continued to advertise the accommodation (*Argus*, 10 Oct 1885:14). A 1904 guide to accommodation on Mount Macedon described Morrison's guest house as the 'oldest-established Summer Resort at Macedon Upper' (Milbourne, 1982:63-64).

Following the death of James Morrison in 1900, the property (totaling 36 $\frac{3}{4}$ acres) was transferred to his executor (and daughter) Janet Kidney in 1901 (LV:V741/F153). The property continued to operate as a guest house run by Mrs Morrison. The rate books confirmed that in 1904 and 1905, Janet Morrison, boardinghouse keeper in Upper Macedon, remained the occupant of the house on 36 $\frac{3}{4}$ acres (part of allotment A, 'Section 6', Parish of Macedon), with a Net Annual Value (NAV) of 80 pounds (RB).

In 1905, 'Morrison's Macedon House', the 'old established and well-known summer resort' was advertised for sale as a 'going concern'. The advertisement noted that the property totaled 34 acres of land with a weatherboard house, containing a large dining room (32 x 17 feet), three sitting rooms, 13 bedrooms, two servant rooms, two men's rooms' as well as a dairy, sheds, stabling, outbuildings and an asphalted tennis court (*Age*, 4 Nov 1905:2). The property did not sell immediately. Articles in the social paper *Punch* in 1906 (11 Jan 1906:31; 26 Apr 1906:28) reported on holiday events held by the Morrisons at 'Macedon House', the 'well-known and ever-popular resort'.

In 1907 Janet Kidney sold the 36 $\frac{3}{4}$ acres (Allotment A, Section 3) to William Lawrence Baillieu, estate agent and Member of the Legislative Council (LV:V741/F153; V3200/F893). The 1906-07 rate books recorded that W L Baillieu was the new owner (with Morrison's name struck out) of the house and 36 $\frac{3}{4}$ acres (NAV of 80 pounds) (RB). A Melbourne social newspaper reported in April 1907 that 'The Hon. W. L. Baillieu, MLC, has recently bought land at Macedon, and is busy clearing it, with the intention of building a house there, which, together with the ground, he expects, will cost about £10,000 (*Punch*, 18 Apr 1907:24). In October 1907, Baillieu was rated for a house and 36 $\frac{3}{4}$ acres, as well as an additional 14 $\frac{1}{4}$ acres adjacent (both Allotment A, Section 3), with a combined NAV of 150 pounds (RB). The titles indicate that the 14 $\frac{1}{4}$ acre property to the south was officially transferred into his name ten years later in June 1917, reconsolidating the two lots to the property's original 51 acre extent (LV:V1950/F868).

Milbourne (1982:122) states that Baillieu remodeled and extended the old guest house, and that a photograph (not sighted in 2018) showed that the front of the house had remained much the same. Milbourne notes that the alterations to the house were carried out by architect Walter Butler and builder George Harrop. The 1994 study (and documentation at Figures 2-5) strongly suggests that it is possible that both Sydney Smith and Ogg¹ as well as Walter Butler worked on the house during this period.

Architectural drawings held by the current owners (Figures 2-3) show a floorplan and elevation drawings of the house signed by architects Sydney Smith & Ogg, one of which is dated May 1907. A third floorplan (Figure 4) showed the house with a larger extent, with no architect identified; this appears to show proposed additions to the south and south-east of the house (including a 'dance room') designed by Walter Butler, completed by 1909 as indicated by the photo at Figure 5 (additions were also penciled on Sydney Smith & Ogg's earlier floorplan at Figure 3). An early photo held by the current owner showed the south elevation and rear of 'Sefton' which was annotated 'Designed by Walter Butler, Completed 1909' (Figure 5).

By November 1908, Baillieu was rated as the owner of a 'house, cottage &c' on 51 acres (Allotment A, Parish of Macedon) with a greatly increased NAV of 265 pounds (RB).

A notice in the social publication *Punch* in 1910 (6 Jan 1910:22) reported that the Hon. W L and Mrs Baillieu were at their country house 'Sefton' in Upper Macedon (Figures 6-7). During Baillieu's ownership, Sefton comprised a nine hole golf course, croquet lawn and tennis court on the 22 acres of garden surrounding the

¹ The 1994 Study (footnote 1, p609) notes that the plans sighted in 1994 at Sefton were 'by M Hutton from SS&O', however Hutton's name was not identified on the drawings in 2018.

house, while the remainder of the property was woodland. Henry Grumont was the gardener at the property for over 30 years. The house reputedly has notable and extensive timber panelling, and some 50 rooms with numerous bedrooms, most with their own bathrooms (TBA Planners et al. 1994:608). Photos of Sefton in the 1960s are shown at Figures 8-9.

The property remained in the Baillieu family until the 1980s (Milbourne, 1982:121-22), with the title held under various company names: in 1946 the property (totaling 51 acres) was transferred to Starlands Pty Ltd of Collins Street, Melbourne, followed by C.R.A. Holdings Pty Ltd and North Broken Hill Ltd from 1968. A portion of the property to the north-east (east of Sangsters Road) was subdivided and on-sold in 1981. The remainder of the property fronting Mount Macedon Road (west of Sangsters Road, including the present house) was sold to H. J. Superannuation Ltd in 1983 (LV:V3200/F893; V9508/F966). The house underwent renovations in 1983 to convert the property for hotel-style accommodation and conference use (Boyd & Boyd, 2009:92).

The property was sold in the 1980s to Elders IXL (Hutton, 1990:23). Also in the 1980s, Sefton served as a holiday home for BHP executives and as a company conference retreat for Foster's Brewing Group, then Carlton & United Breweries (Milbourne, 1982:121-22). The property operated as a conference centre with accommodation for approximately 35 years. 'Sefton Cottage', a modern residence fronting Sangsters Road, was built c1990 (TBA Planners et al., 1994: App 1 – 401).

Later alterations to 'Sefton' include new openings to the east elevation and a new twin-roofed atrium which fills in the rear verandah and yard (dates not confirmed) (TBA Planners et al. 1994:608). It appears that further internal works were carried out to the house in 1996 and in 2009, when Council granted a permit for further internal alterations to the house (to the kitchen and a number of bathrooms) (MRSC PF).

In 2018, the property includes an accommodation block for the conference function (north-east of the house), Caretakers' Lodge (immediately south of the house) and two sets of garages to the south (as described in a 2017 sales notice, realestate.com.au).

William Lawrence Baillieu (1859-1936)

The following is based on the biography in the TBA Planners et al. (1994:608-609) citation.

William L Baillieu was born in Queenscliff, the son of James & Emma Baillieu, James being then a government boatman. James Baillieu erected the successful Ozone Hotel at Queenscliff in 1881, and in so doing created the foundation for the family fortune. William commenced his career in the Queenscliff branch of the Bank of Victoria at aged 14, and began to establish connections with persons such as Edward Latham, the Fink and Munro families. William married Bertha, Latham's daughter (and Latham later married William's sister, Emma).

In 1885, at the crest of Melbourne's property boom, William joined James Munro's son, Donald, in an estate agency with financial backing from James Munro's Federal Bank. Within two years they had the greatest turnover of any Melbourne estate agency but like many other land investors in the 1890s depression, went bankrupt and the partnership was dissolved by 1892.

Baillieu formed a new estate agency with his brother Arthur and broadened his interests, investing successfully in the minor mining recovery of the 1890s and later becoming deeply involved with the reworking of the Broken Hill silver lead mines. By 1900 he was thought to have regained his fortune, only years after bankruptcy. In 1901 Baillieu was elected to parliament, becoming leader of the Council and a minister in the Murray government. In the same period he was placed on many boards and committees such as *The Herald*, Wunderlich Ltd, Dunlop, Mount Morgan Gold Mining Co and the Carlton Brewery Ltd. Through his involvement in the Melbourne Electricity Co he competed with the government in securing a stake in the Morwell brown coal production of electricity, but reluctantly conceded in 1918 that it was in the public interest that such a commodity should be government owned. He aided in post-war reconstruction as a member of the Commonwealth Finance Council, and suggested a model for the Australian Wheat Board prior to its founding in 1916. Despite allegations in parliament that Baillieu had German associations during World

War I, he donated the largest single sum to the Australian Soldiers Repatriation Fund in 1918 while he and his brothers also set up the Baillieu Educational Trust for the children of dead or wounded soldiers.

In 1910, just after Baillieu's acquisition of 'Sefton', he erected Collins House in Collins Street, as a multi-tenanted office building which became the home of his companies as well as numerous other branches of capitalism in the State for many years. His Melbourne address was 'Heathfield' in Camberwell, and his family comprised four sons and four daughters (1889-1904). Among his few close friends were architect Walter Butler and artist Arthur Streeton. His wife Bertha died in 1925 and his daughter Vere took over the households at both Sefton and Heathfield. When Baillieu's oldest son Clive (1889-1967) became a baron in 1953 he took the title of Lord Baillieu First Baron of Sefton in the Commonwealth of Australia and of Parkwood in the County of Surrey. Clive Baillieu married William Clarke's daughter Ruby in 1915, so completing one of the district's great financial unions.

Sydney Smith & Ogg, architects

Sydney Wigham Smith (1868-1933) and Charles A Ogg (1867-1932) formed a partnership in 1889. Prior to this, Smith was articled to his father, Sydney William Smith (engineer and municipal surveyor), and he continued his father's practice after his death in 1886. Ogg worked for the firm Reed, Henderson & Smart for five years prior to partnering with Smith (Coleman, 2012:676).

From the late 19th century, Sydney Smith & Ogg designed a diverse range of buildings including houses, shops, banks, hotels and churches in greater Melbourne – their early designs drawing on the Arts and Crafts and Art Nouveau architectural styles. Some of their most notable projects were located in inner Melbourne: 'Eastbourne Terrace' in East Melbourne (1901), and 'Milton House' at 21-25 Flinders Lane (1901) (VHR H582) who they may have designed in partnership with their consulting architect Robert Haddon. Within the current Macedon Ranges Shire, the firm designed 'Sefton' at 864 Mount Macedon Road, Mount Macedon, in 1908 for William Lawrence Baillieu, MLC.

Charles E Serpell (1879-1962) worked for the firm as a draftsman from 1901 and became a partner in 1921, forming Sydney Smith, Ogg & Serpell. From the 1920s, the firm reflected changing stylistic influences, designing some of Melbourne's largest commercial buildings. They were awarded the 1933 RVIA Street Architecture Medal for the Port Authority Building at 29-31 Market Street (1929-31) (VHR H965). Sydney Smith and Charles Ogg both died in the early 1930s, while Serpell continued to practice until his retirement in 1956 (Coleman, 2012:677).

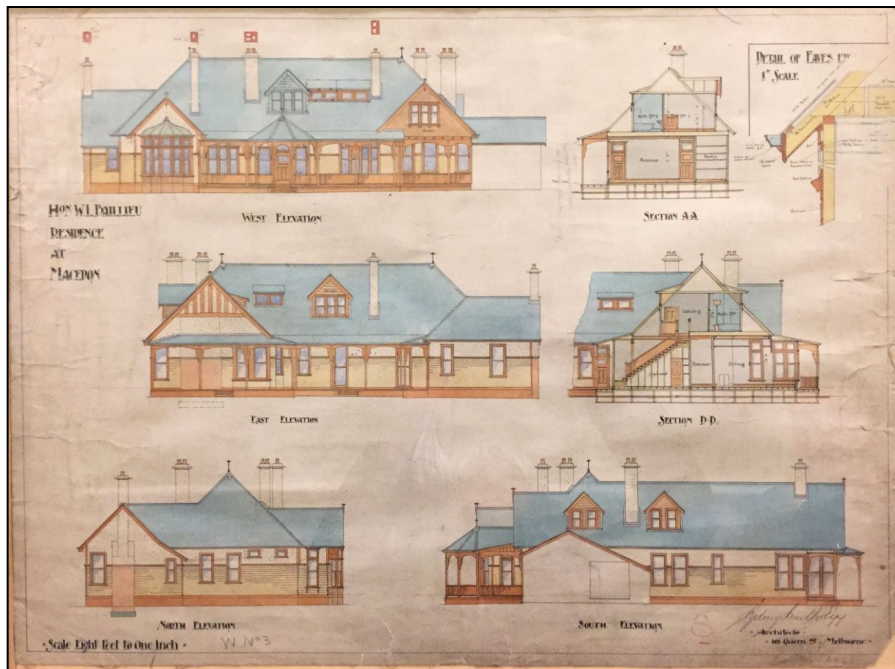


Figure 2. Elevation drawings for W L Baillieu's residence at Macedon, signed by architects Sydney Smith & Ogg (owner's collection).

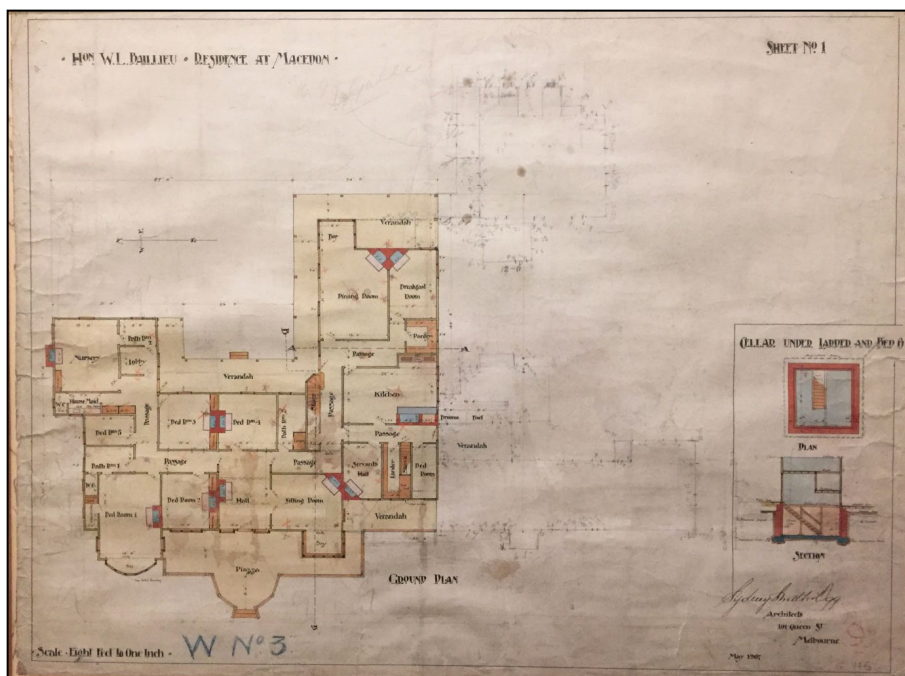


Figure 3. Drawing for W L Baillieu, drawn by Sydney Smith & Ogg, dated May 1907. North is left (owner's collection).

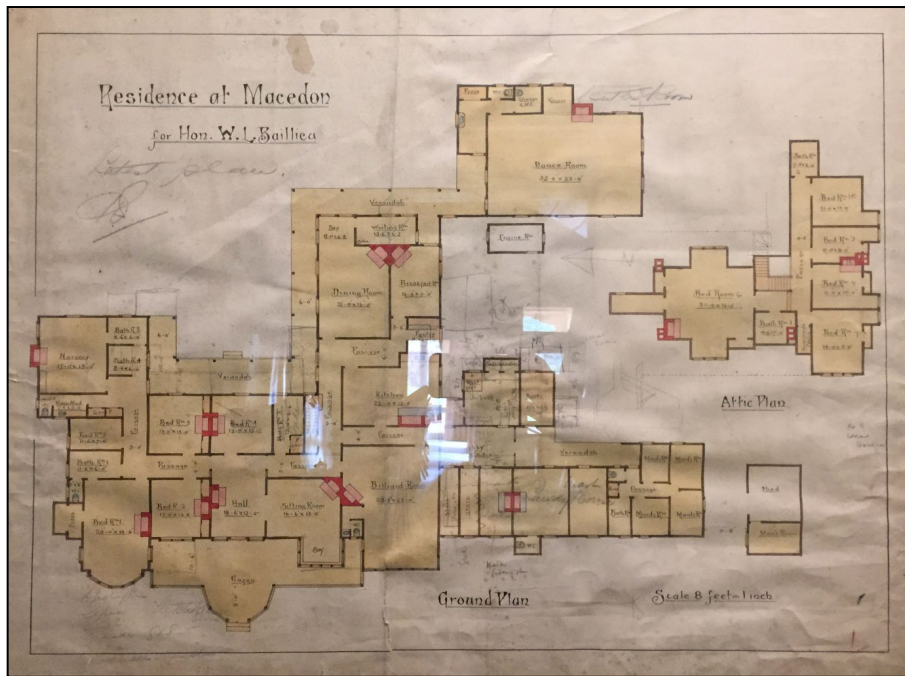


Figure 4. Drawing for W L Baillieu's residence, annotated in pencil 'Latest plan'. No architect is identified on the drawing, but it is known the Walter Butler designed these additions (owner's collection).

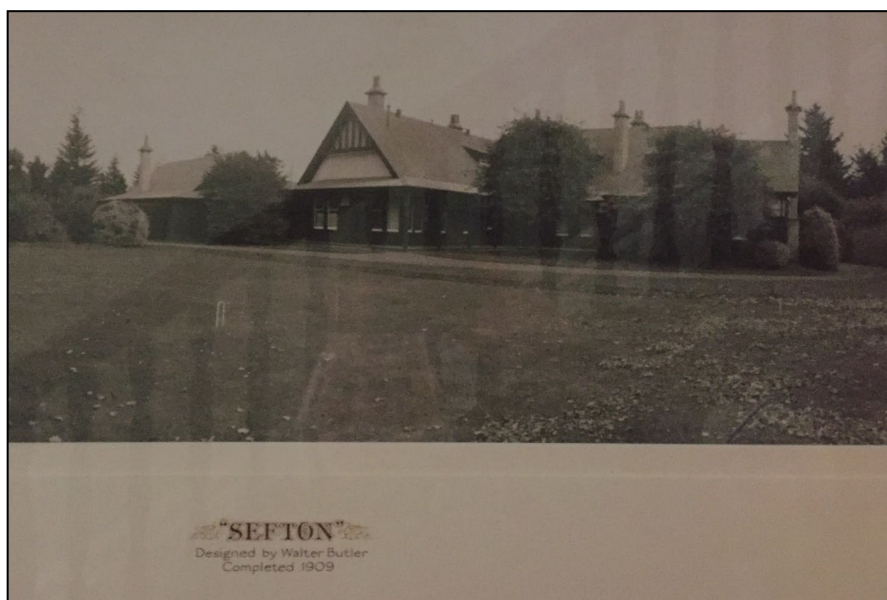


Figure 5. Detail of a photo of Sefton annotated 'Designed by Walter Butler, Completed 1909', showing the east elevation of the house – the location of Butler's additions (owner's collection).



Figure 6. Undated photo of the west elevation of Sefton (immaturity of plantings probably date it to the early twentieth century) (Boyd & Boyd, 2009:92).



Figure 7. 'A Mt Macedon Country Home "Sefton"'. Photo is most likely dated to between 1908 and c1920 (SLV, Image H91.93/166, which incorrectly dates picture earlier to c1900)).



Figure 8. Sefton in 1966 (SLV, Image H98.250/801).



Figure 9. Sefton in 1966 (SLV, Image H98.250/802).

Description

Sefton is an 8.62 hectare property with a boundary fronting Sangsters Road (east), Pinchoff Lane (south) and a western boundary of over 163 metres fronting Mount Macedon Road. The northern boundary abuts the adjacent property. Access to the property is through substantial timber gates fronting Mount Macedon Road, along a gravel drive to the main house.

The house is a large attic-storey timber Federation building with architectural detailing of Queen Anne, Arts and Crafts and Bungalow styles. The house is clad with shiplapped weatherboards with roughcast stucco above. The ensemble of roof forms create a picturesque roofline with dormers contrasting in size and form with the broad corrugated sheet metal hip roof behind.

The front elevation facing west is particularly picturesque with gable end and eyelid dormers and tall rusticated chimneys with terracotta pots on the broad hip roof and an articulated façade below. The gable end attic roof and dormers have shingle and scalloped board end infills. There is a skillion profile verandah across the façade which expands out to a hip roofed octagonal porch highlighting the entrance door to the house. The verandah has chunky timber posts and bold ornate fascia boards and brackets. At the northern end of the façade is a bay window which is capped by an ogee profile sheet metal hood below the gable end eave. The timber framed windows add to the picturesque façade. The upper level windows are grouped double hung sashes. The ground level windows are also grouped and further ornamented with Arts and Crafts style large metal scrolled straps below sills and decorative leadlight in the upper sashes of the principal rooms either side of the main entrance.

A similar picturesque expression is carried around the building. At the northern end there is a prominent chimney featured central in a gable end with a hipped skillion verandah wrapping around three sides. At the rear of the building, which faces east, the multi form roof with high chimneys and dormers continues as does the timber verandah and weatherboard walls with roughcast above. There have been several additions and alterations made to the rear including a glass atrium in the central section and additional rooms added at the southern end identified as a seminar room.

At the southern end of the main house there are several detached recent structures including a Caretakers' Lodge and ancillary farm outbuildings. Each of these buildings are of a sympathetic form and simplified style to the main house, utilising the same materials; gable roof of corrugated sheet metal, timber framed and clad and timber framed windows and doors. The buildings are all painted the same colour scheme.

Further south there are several sheds and storage facilities, and to the east, on a lower part of the site, is the modern conference centre and accommodation block. The conference centre is a self-contained structure and is not visible from the main house or its immediate surrounding garden area.

The property has an extensive landscaped garden. The large house is the elevated centerpiece of a large mature garden. The approach path follows the garden axis while on one side, extensive lawn slopes away to the north. There are a number of mature trees throughout the site and a formal well maintained circular hedged garden bed in front of the house. There is an inground pool on the northern side of the house and a tennis court to the east. The property is partly bounded on the southern and western sides by a mature hedge, with the name 'SEFTON' currently trimmed out of it.

Images



Figure 10. House, main (west) elevation (GJM Heritage/Frontier Heritage, June 2018)



Figure 11. Caretakers' Lodge to the south of the house (GJM Heritage/Frontier Heritage, June 2018)



Figure 12. South end of house (GJM Heritage/Frontier Heritage, June 2018)



Figure 13. North end of house (GJM Heritage/Frontier Heritage, June 2018)



Figure 14. East elevation of house (GJM Heritage/Frontier Heritage, June 2018)



Figure 15. Glass atrium addition on east side of house (GJM Heritage/Frontier Heritage, June 2018)



Figure 16. View of drive towards entrance gates (GJM Heritage/Frontier Heritage, June 2018)



Figure 17. House entrance porch (GJM Heritage/Frontier Heritage, June 2018)



Figure 18. Verandah and porch (GJM Heritage/Frontier Heritage, June 2018)



Figure 19. Metal strap scrolls under windows (GJM Heritage/Frontier Heritage, June 2018)

Integrity

Sefton retains a high degree of integrity as a hill station. While the house, grounds and garden have undergone some alterations and additions over a long period (including the more recent construction of a conference centre and associated accommodation block), these do not diminish the ability to understand and appreciate the place as a fine example of a Mount Macedon hill station.

Comparative Analysis

Sefton, 864 Mount Macedon Road, Mount Macedon is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Sefton, 864 Mount Macedon Road retains its extensive grounds, grand Federation residence and a number of developed garden areas within the property boundaries. Despite modifications to both the house and garden, the place has clear associations with the important hill station class of place and compares directly with those already included in the Heritage Overlay.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Sefton has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Sefton is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, a large, prominent house, outbuildings and a variety of separate gardens, garden features and structures. The house is a fine and highly intact example of a Federation house which strongly reflects the architectural style popular in the first decade of the twentieth century. The asymmetrical composition, with complex roof forms and multiple gables, and architectural elements and materials, including tall chimneys and timber verandah detailing, are typical of the style.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Sefton is a highly developed picturesque hill station. Extensive grounds, containing a prominently-sited house, expansive lawns, mature plantings, garden beds, hedges, structures, water features, rockeries, paths and a tennis court present a picturesque composition. The house itself is a carefully designed and well-resolved example of a Federation house. The asymmetrical massing, with picturesque roofline, tall chimneys, dormers and gables, bay windows and projecting polygonal front porch present a picturesque composition of this architectural style.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Sefton has close associations with prominent Victorian businessman and politician, William L Baillieu, as the owner and occupant of the property from 1908, and the well-known Baillieu family who owned Sefton until the 1980s. Sefton has close associations with well-known Melbourne architects Sydney Smith and Ogg who were responsible for the design of the house in 1908.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings (Quercus sp., Pinaceae sp. and Cupressus sp. and cypress and holly hedges on Mount Macedon Road and Pinchoff Lane)
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – to the extent of the Caretakers' Lodge and entrance gates
Prohibited Uses Permitted?	Yes
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 20. Aerial photo of 864 Mount Macedon Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).



Figure 21. Location of buildings that are significant at 864 Mount Macedon Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated January 2021)

References

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Coleman, Ros (2012), 'Sydney Smith & Ogg' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp676-677.

Hutton, Marion (1990), *Macedon and the mount*, Mount Macedon [Vic.]

Landata Victoria (LV), Certificates of Title as cited.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 864 Mount Macedon Road MOUNT MACEDON VIC 3441 MBS-1998-253; MBS-2008-763; PLN-1996-34.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Punch [Melbourne, Vic].

Rate Books (RB), Shire of Gisborne, Macedon Riding: 1904-05, entry 807; 1905-06, entry 810; 1906-07, entry 808; 1907-08, entry 503 (recorded October 1907); 1908-09, entry 501 (recorded November 1908); 1909-10, entry 539.

Realestate.com.au, March 2017 sales advertisement for '864 Mount Macedon Road, Mount Macedon', accessed August 2018.

State Library of Victoria (SLV), picture collection, images as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

The Argus.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

CRAIGIELEA

Address: 109 (part) Mountains Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House	Architect: Not known
Grading: Locally significant	Builder: Knuckey
Integrity: High	Construction Date: c1890
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 13



Figure 1. 109 (part) Mountains Road, Mount Macedon (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Craigielea, 109 (part) Mountains Road, Mount Macedon, a Victorian house built of freestone and brick.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its Victorian design

Reconstructed and modern structures such as the 1875 cottage and Nissen Hut on the site are not significant.

How is it significant?

Craigielea is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Craigielea, Mount Macedon is a fine and representative example of a Victorian Italianate house, with various additions, on the outskirts of a rural township. The original freestone and brick section of the house displays typical features of an Italianate house including a hipped roof, brick chimney, double hung windows and (reconstructed) front timber-framed verandah with cast iron decoration (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment

of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

William John Mountain (senior) reportedly acquired the subject site in Cherokee, near Mount Macedon, in 1840. In May 1884 William John Mountain of Emerald Hill obtained the freehold from the Crown (Crown Allotment 172, Parish of Kerrie, County of Bourke) (Figure 2). At this date the property totalled just over 19 $\frac{3}{4}$ acres (LV:V1592/F365). In 1886, Mountain (gentleman, now of Queen's Terrace, South Melbourne) also purchased the lot to the south (Crown Allotment 171). It appears that Mountain acquired a number of allotments along the east bank of Barringo Creek (lots 168-175), a majority of which were later on-sold by subsequent owners in the 1930s (LV:1832/F280). In 1888, he also purchased Crown Allotment 187 (east of the subject site, in Kerrie) from the Crown, upon which he built his bluestone residence 'Kenleigh Park' (Smith, 1994:44).

The precise construction date of the present house at the subject site has not been confirmed however TBA (1994:347) suggests that it was built c1889-1890 for Mountain.¹ A sign at the property (accessed in 2018) records a date of 1875 however this date is thought to refer to an earlier cottage, of which a fireplace and chimney remain (these now form part of a reconstructed timber cottage).

Freestone from the property was quarried to construct the house in three sections, with freestone walls up to 50cm thick (Barned, 1983:131-134). The 'mountain home' was reputedly built by a Mr Knuckey (Figures 3-6) (Barned, 1983:140). The house was described as having unique floating floors that are not nailed down but positioned on brick pillars, separate foundations and made with top joists of two opposing wedges on each stump (remained in 1983). Secondary sources note that the house included a ballroom and that the family held balls and parties with the elite of Melbourne society in attendance (Barned, 1983:137-138; Smith, 1994:44).

Secondary sources also record a number of recollections made by a maid who worked at the house (none of which have been verified). She stated that the house comprised terraced gardens and stone paths, and that the gardens were laid out by Ferdinand Von Mueller (who resided in Mount Macedon), and incorporated his signature Monkey Puzzle Tree (removed). She also recalled that the property comprised a timber bathhouse and maid's room (both attached to the house; since removed), gardener's cottage, gatehouse (the chimney remained in 1983), stables with stone floors (burnt down), barns (a two-storey barn burnt down) and a house on the creek which was occupied by the stables liveryman (demolished by 1983). Near the stables was a stone horse trough (remains) that filled naturally from a source underneath, and reputedly watered the Cobb and Co. coach horses (Barned, 1983:135-137). It is also suggested that a Cobb and Co. track through the property remains evident in 2019 (association not confirmed). A stone retaining wall (which created a flat area for carriages to stop) is believed to date to the same period as the house. A stone path led from this space up to the house. A cast iron lamp was relocated (reportedly from Collins Street, Melbourne) to the

¹ The 1994 TBA study suggests that 'another possibility is that this was the Mountain Home Hotel, designed in 1889 by Ellerker & Kilburn', citing Miles Lewis' Architectural Index, Record No. 18337, which states that: 'Tenders wanted for erection of Mountain Home hotel at Riddell's Creek (VIC) (*Building Engineering and Mining Journal* 12.1.1889, supplement, p5). While Barned (1983:119-120) notes that the 'the Mountain View Hotel, or Old Mountain Home Hotel was over near the Heskett Post Office' and that it was a large weatherboard building dating to the Goldrush period. No association between the subject site and Mountain Home Hotel has been found.

property at an unknown date. Much of the garden was reportedly damaged during the 1983 Ash Wednesday fires (owners, 2019).

Ownership of the subject site was transferred to various members of the Mountain family from 1893. In 1893, it was transferred to William senior's first wife, Margaret Watson Mountain, of South Melbourne. Following Margaret's death in 1896, the property was transferred to their sons William John Mountain, gentleman of Kew, and Alexander Fraser Mountain (of the plumbing firm Fraser & Mountain), plumber of South Melbourne (LV:V1592/F365; PROV). William John Mountain (senior) died in 1906 (PROV). From June 1926, Alexander Fraser (Mountain) was the sole owner, however the following month in July 1926 it was transferred to William John Mountain (junior), of Queen Street, Melbourne. Following William John Mountain's (junior) death in 1929, the property was granted to his widow Julia Anne Mountain, of Buckley Street, Essendon (LV:V1592/F365). In 1929, William John Mountain (junior) was addressed to 'Craigielea, Buckley Street, Essendon' (*Argus*, 24 Jul 1929:1).

From 1929, the subject site was not occupied by the Mountain family. It was casually occupied by friends but was primarily vacant, and reputedly used as an illegal baccarat school (Smith, 1994:45; *Age*, 21 Jan 1930:15; Barned, 1993:133-134). It is also suggested that during the war years, the house was occupied by people who had evacuated Melbourne and the threatened bomb scares, and that scouts also used to camp at the property (Barned, 1983:135). A Nissen Hut on the property (remains in 2019) may have been relocated to the site during this period.

In 1944, the property was transferred to William junior's daughters, Marjorie Todd of Essendon and Dorris Everitt of Deniliquin, who were granted probate of the will of their mother Julia Ann Mountain; on the same day it was transferred into the names of their husbands James Todd and Joseph Everitt (LV:V1592/F365). In 1944, the property totalled approximately 12 ¼ acres. In March 1960, James Todd was the surviving owner, who on-sold to Alfred Hurlstone and Ross Duesbury, chemical engineers, in August 1960 (LV:V6717/F363).

In 1964, Gordon and Patricia Cooper 'both of "Craigielea" Cherokee' purchased the property (LV:V6717/F363). The Coopers occupied the cottage on the property while restoring the house from its derelict, vandalised state (Barned, 1983:137; Smith, 1994:45). Barned (1983:134) noted that the three-sectioned house was altered slightly when necessary renovations were carried out, as the roof had become dangerous, and that the first floor section was 'rebuilt' (dates not confirmed). A second source states that the Coopers added the second-storey in the early 1970s (Smith, 1994:45), replacing a pitched roof (owners, 2019). Further works to the house during this period included the infill of the south-east verandah, replacement of the south-west verandah structure, recladding of the slate roof with corrugated sheet metal, and the construction of a garage addition (owners, 2019).

In 1999, a permit was granted to owner Simone Ivanyi of 'Craigielea' for an existing building on the property to be used for accommodation; in 2018 this is 'Cherokee Mountain Retreat, Eagles Nest', located west of the earlier house (MRSC PF).



Figure 2. The Parish of Kerrie Plan, with the location of the present house indicated.



Figure 3. An early photo of the south elevation of the house and the earlier roof form of the central section. Date of photo not confirmed (owner's collection, accessed February 2019).



Figure 4. The original verandahs to the south elevation of the house. Date of photo not confirmed (owner's collection, accessed February 2019).



Figure 5. An early photo of the east elevation of the house. Date of photo not confirmed (owner's collection, accessed February 2019).



Figure 6. A photo of the north (rear) and east elevation of the house. Date of photo not confirmed (owner's collection, accessed February 2019).

Description

The property of just under nine hectares of land is located high on the slope of Mount Macedon, surrounded by the regional parkland. The buildings, which are sited centrally on the western boundary of the property are accessed via a steep gravel drive off Mountains Road, Mount Macedon.

The main building on the site, the house, appears to have been developed in stages. It is part single-storey, part double-storey, with sections constructed of stone and brick and others of timber framing and cladding. The single-storey freestone with brick trim sections of the building are likely to be the original construction built c1890. At the western end the building has a combination hipped roof of corrugated sheet metal with a bullnose verandah on the southern side. The bullnose form of the verandah, and the architectural details (such as turned timber posts and elaborate decorative iron frieze and brackets) are not original. The windows are typically timber framed, double hung sashes. At the eastern end is a similar single-storey stone and brick section with a different hipped roof form and three prominent brick chimneys. On the southern side is a glazed porch running the length of the eastern wing.

The upper-storey of the central section of the house is of timber framing and cladding. This is a later addition despite the architectural detailing appearing Victorian in character such as the block fronted north and south elevations, hipped roof of corrugated sheet metal and the decorative timber eave brackets. There is a modern garage and storage structure addition at the north west side of the building.

Other buildings on the site include a partially reconstructed timber cottage attached to a fireplace and chimney ruin which is thought to remain from the original 1875 cottage. This structure is north west of the main house. Interestingly, there are two large gum trees either side of the fireplace ruin and the partially reconstructed cottage has been built around the trees.

Also west of the main house are other modern structures including timber framed and clad accommodation buildings and sheet metal clad storage sheds. To the east and north of the main house, on the lower levels of the land there are remnants of tracks bordered by bluestone and rubble retaining walls and a water trough (Figure 11) formed of cut bluestone which may be associated with Cobb and Co transport routes. There is also a Nissen hut amongst the trees to the north east of the main house (Figure 12).

Images



Figure 7. View of the main house from the south west (GJM Heritage/Frontier Heritage, June 2018)



Figure 8. East end of main house (GJM Heritage/Frontier Heritage, June 2018)



Figure 9. Reconstructed cottage with gum trees growing through roof (GJM Heritage/Frontier Heritage, June 2018)



Figure 10. Chimney ruin at east end of reconstructed cottage (GJM Heritage/Frontier Heritage, June 2018)



Figure 11. Bluestone formed drinking trough (GJM Heritage/Frontier Heritage, Feb 2019)



Figure 12. Nissen hut (GJM Heritage/Frontier Heritage, Feb 2019)

Integrity

Craigielea retains a high degree of integrity in fabric, form and detail. While the house appears to have undergone a series of alterations over a number of years, these do not diminish the ability to understand and appreciate the place as an example of a late nineteenth century house on the outskirts of a rural township.

Comparative Analysis

Craigielea is of note as a fine and representative example of a house built on the outskirts of a rural township in the late nineteenth century.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century. Examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Brennanah Manor and Old Stables, 38-42 Tattersall Drive, Kyneton (HO208) [c1898]
- Bien Venuto, 1811 Mount Macedon Road, Woodend (HO185) (1875 & 1908)

While not as elaborate in detailing as the above examples, Craigielea appears to retain a similar level of integrity to its Victorian period of construction and is a fine example of a residence constructed in freestone instead of the more prolific weatherboard or brick examples.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Craigielea, Mount Macedon is a fine and representative example of a Victorian Italianate house, with various additions, on the outskirts of a rural township. The original freestone and brick section of the house displays typical features of an Italianate house including a hipped roof, brick chimney, double hung windows and (reconstructed) front timber-framed verandah with cast iron decoration.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 13. Aerial photo of 109 (part) Mountains Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References

Barned, Betty (1983), *My side of the mountain : a history of Hesket, Cherokee and Kerrie*, Kilmore [Vic.].

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Landata Victoria (LV), Certificates of Title as cited.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 109 Mountains Road MOUNT MACEDON VIC 3441 PLN-1998-860.

National Library of Australia (NLA), image, annotated 'Enderby, residence of William John Mountain, Esq., H. B. Gibbs, Esq., architect [picture] / Fergusson & Mitchell lith., Melbourne', Call Number: PIC Drawer 2889 #S2533.

Owners, Suzane Velk and Tony Green, written information and historical photos provided February 2019.

Public Records Office Victoria (PROV), probate and administration files:

William John Mountain (died 1906), VPRS 28/P2, unit 779, item 100/399.

Record [Emerald Hill, Vic.]

Smith, Gavin (1994), *All wild and lonely bush : a record of Kerrie, Cherokee and Rochford*, Romsey [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

The Argus.

Tout-Smith, D (2004), 'William John Mountain, Mayor, City of South Melbourne, Victoria (1836-1906)', in Museums Victoria Collections <<https://collections.museumvictoria.com.au/articles/2568>>, accessed Sep 2018.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

ARD CHOILLE COTTAGE, STABLES, FERNERY & GARDEN

Address: 80 (part) Turner Avenue, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised post Exhibition – August 2021, revised for Adoption – June 2022

Place type: Cottage, Stables, Fernery, Gardens	Architect: Not confirmed
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1890s
Recommendation: Include in the Heritage Overlay with tree controls triggered and outbuildings subject to notice and review	Extent of Overlay: Refer to plan at Figure 21



Figure 1. 80 (part) Turner Avenue, Mount Macedon (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

Ard Choille, 80 (part) Turner Avenue, Mount Macedon, a late nineteenth century hill station, including a cottage, stable, large fernery and garden.

Elements that contribute to the significance of the place include (but are not limited to):

- Early outbuildings, including cottage and stables
- Gardens, including fernery, water features and mature plantings, particularly the following trees that are understood to remain from the original plantings –
 - Rimu (*Dacrydium cupressinum*) near to the entrance gate,
 - Holly (*Ilex Kingiana*), south west corner of the croquet lawn,
 - Japanese Cedar (*Cryptomeria Japonica*), south west corner of the croquet lawn,
 - *Cedrus Deodara*, north west corner of croquet lawn,
 - Tulip Tree (*Liriodendron*), south side of the house lake,
 - Tree Rhododendron (*Rhododendron arboretum*), adjacent to the house.

The late twentieth century house, reconstructed gates, modern outbuildings, and recent alterations and additions made to the cottage and stables, are not significant.

How is it significant?

Ard Choille is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Ard Choille has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds (Criterion A).

The fernery at Ard Choille is a fine and rare surviving example of a large fernery located in a privately-owned garden, designed by nurseryman William Sangster. It displays typical features of a nineteenth century fernery structure including a distinct ogee profile frame, metal lathe cladding and decorative elements (Criterion B).

Ard Choille is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, outbuildings, fernery, water features and a collection of mature trees and other plantings (Criterion D).

Ard Choille is a highly developed picturesque hill station. Extensive grounds, containing a finely detailed and elegantly curved fernery structure, water features and mature plantings present a highly picturesque composition, as thought to be depicted by Frederick McCubbin in 'The Pioneer' (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place History

William P MacGregor, a prominent Scottish industrialist, occupied the land on the north side of Mount Macedon from 1890 (TBA Planners et al., 1994:695). He is known to have occupied 'Ard Rudah' at 51 Devonshire Lane, Mount Macedon, before building 'Ard Choille'.¹

MacGregor officially purchased (approx) 39 acres from the Crown in 1894, under Sections 19 & 20 of the prevailing land act, which implies some improvement of the land prior to the grant (TBA Planners et al., 1994:695). He chose Mount Macedon for the location as climate reminded him of the Scottish highlands, enabling him to create a Scottish manor house, surrounded by parkland complete with lakes (Mangan, 1988:23-32). When MacGregor's allotments were first listed in the rate books c1913, he was rated for ten lots (Crown Allotments 23E, 17E, 24B, 24C, 23B, 23C, 23D, 34E, 34 and 32A) and part of one more (CA 186), having acquired adjoining lots through the 1890s and early 1900s (TBA Planners et al., 1994:695).

MacGregor laid out the property, which he named 'Ard Choille', between 1893 and 1899, with the original house built in 1893 (Figures 2-3) (RNE; NTAV). The picturesque timber house was reportedly designed by architects Barlow & Chandler, painted in fashionable terracotta colours with 'Rob Roy' chimneys and lined with native woods (TBA Planners et al., 1994:695-6).

MacGregor also constructed a brick piper's cottage (with tartan-patterned chimney like the original house); and timber stables on the property. Both buildings were altered in the 1980s. The cottage reputedly housed

¹ It is suggested MacGregor may have also named 'Ard Rudah', which is Gaelic for 'high promontory' (Milbourne, 1982:110-111).

John Bruce, a Scottish piper MacGregor employed as caretaker. These buildings may also have been designed by architects Barlow & Chandler (not confirmed) (Inglis, 2007:109-110; TBA Planners et al., 1994:698).

Twenty-six acres of the property was laid out with stone paths and edges, water features, land forms, a water reticulation system and plantings, designed by nurseryman William Sangster (of Taylor & Sangster's Nursery) (RNE; Milbourne, 1982:109). Many of these landscape elements remain in 2018 having been extensively restored by the current owner. By December 1893, construction of the series of lakes had commenced (RNE), and as artist Frederick McCubbin's daughter recalled, 'while the trees were being planted he hired workmen to build a chain of seven lakes, the largest being Strathmore, the top lake' (Figure 4) (Mangan, 1988:23-32). Each lake (or 'loch') was established with water lilies, an island and house boat, and was as functional as it was ornamental – Ard Choille was in effect an operative and scientifically run trout farm (Inglis, 2007:109-110). MacGregor loved fishing and stocked his lakes with trout supplied from a concrete trout hatchery that was built to the east of the house (TBA Planners et al., 1994:696). The large lake north-west of the house was shaped in the form of Australia (Cottew, 2018). MacGregor also bred Highland cattle on the property and kept Brahman cattle, deer, Angora goats, pens of semi-wild pigs, and canine, while peacocks reportedly strolled the property (Milbourne, 1982:109-110; Inglis, 2007:125).

The *Australasian* published an article on MacGregor's 'Ard Choille' gardens in 1896 (29 Feb 1896:11) which described the house, property and gardens in detail. It was noted that the construction of 'Strathmore Loch', the largest lake, had commenced, while the existing 'House loch' contained trout, roach, tench and carp. The other lochs were named 'Fern Loch' (containing perch), and 'Blackwood Loch' (containing Californian Salmon and English trout), along with breeding ponds, numerous springs and waterfalls. Further, the article noted:

No expense seems to have been spared in laying out and stocking the garden with a very choice collection of trees and shrubs. None of the trees are more than 15 months planted, while a number are not more than four months in the ground ... Trees, favourites of Scotchmen, have been largely planted - the rowan tree, silver birch, beech, and firs.

In a sheltered nook is a nuttery, with an avenue of filberts with stems 8ft. to 10ft. in height. The fruit and kitchen garden is well stocked and is under the charge of MacGregor's highland piper...

The grounds have been laid out and planted by Mr Sangster, of Taylor and Sangster, of the Toorak and Macedon nurseries, and great credit is due to him for the clever and skilful way he has turned a rough, barren-looking wilderness into one of the most exquisitely pretty places to be found anywhere.

... Unfortunately the recent forest fire destroyed the nice summer-house and some of the timber, but not to any extent.

In September 1898, *The Woodend Star* (24 Sep 1898) reported that 'Another improvement now in progress consists of the erection of a large fernery made entirely of iron'² (TBA Planners et al., 1994:696-8). In 1898, MacGregor erected a large prefabricated metal shade house (or fernery) at the base of the Middle Lake that he had imported from Scotland (Figures 6-8) (TBA Planners et al., 1994:696-8).

Earlier research of the fernery suggested a more recent construction date of the structure's parts. The 1994 citation³ reported that by the mid-1990s, the structure appeared 'to have been almost wholly reconstructed ... with galvanised water pipe forming the main frame and the fascia fabricated out of galvanised sheet metal riveted together'. The lathes at this date were both timber and metal, with rivet connections, with the cast-iron brackets appearing new. The 1994 citation states that 'Dr Lewis believes the iron construction to be quite modern because the whole is galvanised iron and the uprights are pipes such as are used for clothes hoists. The ornament on the ridge is also galvanised and cut from a sheet of iron' (TBA Planners et al., 1994:696-8).

² Richard Aitken (1984) noted in his *Conservation Analysis Report* for the fernery at Ripponlea 'that by that date [1898], it is likely that the Ard Choille shade house would have been steel and not wrought iron' (National Trust, 1984, cited by HV).

³ The 1994 citation cited a report by Miles Lewis who had conducted a site inspection of the shade house, which appears to have been accessed via the National Trust of Australia (Victoria) file on the place. Lewis's report was not located in 2018.

However, evidence more recently discovered by Miles Lewis (provided October 2018) may suggest the earlier manufacture of the existing fernery frame, possibly by the Scottish manufacturers A & J Stewart & Menzies Ltd (operating between 1898-1903); the company operated under a number of names from its inception in 1862, established by the Stewart brothers (Archives Hub, Oct 2018). A & J Stewart and Menzies Ltd of Glasgow, 'iron and steel tube makers' distributed in Australia through agents, with newspaper advertisements from c1899 describing their 'gas, water, steam, and hydraulic pipes and fittings' (*West Australian*, 19 Aug 1899:1; *Australian Star*, 28 Nov 1899:8). In 1903, Stewarts & Lloyds Ltd, iron and steel tube manufacturers of Corby, Northamptonshire, England was created by the amalgamation of two of the largest iron and steel manufacturers in Britain, A & J Stewart & Menzies Ltd of Coatbridge, North Lanarkshire, Scotland, and Lloyd & Lloyd Ltd, Birmingham, England (Archives Hub, Oct 2018). By 1908, Stewarts and Lloyd Ltd of South Melbourne advertised their 'galvanised tubing' of various diameters in Victorian newspapers (*Bendigo Independent*, 13 Oct 1908:4). An extract from a 1904 product catalogue of Stewarts and Lloyds Ltd showed 'wrought-iron tees and elbows' available in male and female attachments, that may be similar to what exists at the fernery at the subject site (Figures 10-11).

After MacGregor's death in 1899, the property was inherited by his niece Madge MacGregor, daughter of his brother Andrew, who occupied the house during holiday seasons (until at least the early 1910s) but the house was otherwise essentially vacant (Mangan, 1988:23-32; TBA Planners et al., 1994:696). In May 1914, the *Gisborne Gazette* (1 May 1914:2) reported that the house 'Ard Choille ... owned by Mrs. A. MacGregor, of Ascot Vale' was destroyed by fire. It is suggested that the house was burnt down by squatters (Cottew, 2019). In 1914 the house was managed by a caretaker. The ruins of the fire-damaged house reportedly remained in location until the c1930s (Milbourne, 1982:109-110). The garden suffered damage from various bushfires (TBA Planners et al., 1994:696).

Mrs Mary MacGregor of Brewster Street, Essendon, was rated as the owner of the property into the mid-1920s; the property totaling 133 acres (TBA Planners et al., 1994:696). It was subsequently owned by Mary's estate and then by a niece, Mrs Mary M Ash, who inherited the property and reputedly built a fibrous cement cottage there c1930s; this was later demolished for the present house built in 1988. From c1941 to c1950s, Dr Paul Jones (of 14 Parliament Place, East Melbourne) was the owner (TBA Planners et al., 1994:696; RNE).

The current owners acquired the property in 1987, and the present house was built in 1988. Under this ownership, the stables were renovated to serve as a residence, with works including the installation of all windows and a single-storey addition. The piper's cottage also underwent works, with the addition of the verandah, alterations to the windows, and a connection built between the stables and piper's cottage (to form one building).

The lower gardens have undergone extensive restoration, following earlier neglect and the 1983 Ash Wednesday fires (Cottew, 2018). At the entrance to the property are timber gates (replicas, built 2017) (Figure 5) (TBA Planners et al., 1994:698; Cottew, 2018).

William P MacGregor

William MacGregor was among the first shareholders and the first chairman of the Broken Hill Mining Co. when it was formed in 1885 (later BHP) and a member of the New South Wales parliament. MacGregor's business address was 'Broken Hill Chambers' at 31 Queen Street, Melbourne in 1895 when he was described as a station owner and, four years later in 1899, as a squatter. Just prior to his death in 1899, MacGregor purchased the Commercial Hotel in Woodend (TBA Planners et al., 1994:696).

Frederick McCubbin, artist

It is suggested that prominent Australian artist Frederick McCubbin (associated with 'Fontainebleau' adjacent) painted 'The Pioneer' (1904) on bushland below Ard Choille, with the setting for the work being a view of the Ard Choille property, and the cottage depicted being that which was occupied by MacGregor's caretaker (ACHG). It's also suggested that the environs near 'Lake Strathmore' are depicted in McCubbin's painting 'Afterglow' (1912) (Freeman & Pukk, 2017:252).



Figure 2. The original house 'Ard Choille', built for MacGregor in 1893. Note the tartan-patterned chimneys (Mangan, 1988).



Figure 3. A view of the property and original house at Ard Choille. Photo dated 1902 (Inglis, 2007:109).

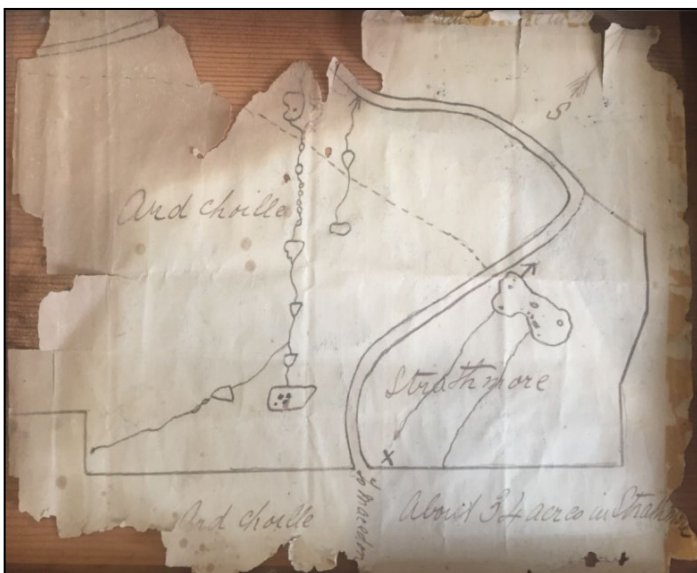


Figure 4. An early plan of the Ard Choille property, drawn by MacGregor (owner's collection, Cottew, 2018).



Figure 5. The original entrance gates (since replaced with timber replicas); no date to photo (Mangan, 1988).

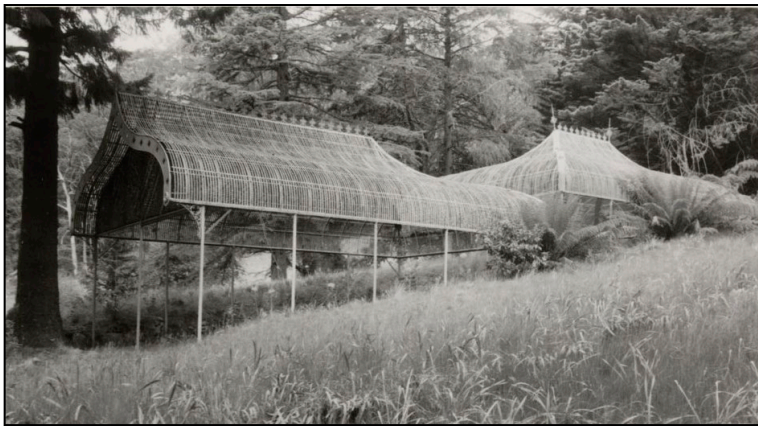


Figure 6. The fernery in 1982 (SLV, Image H98.250/746).



Figure 7. The fernery in 1982 (SLV, Image H98.250/747).

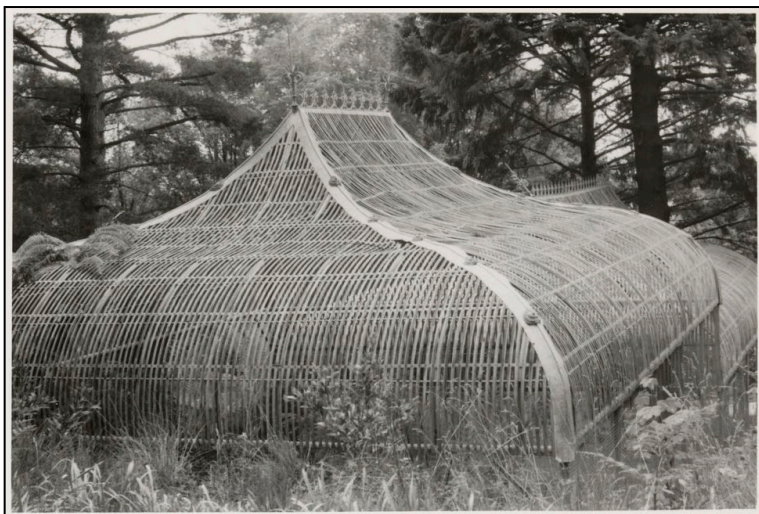


Figure 8. The fernery in 1982 (SLV, Image H98.250/748).

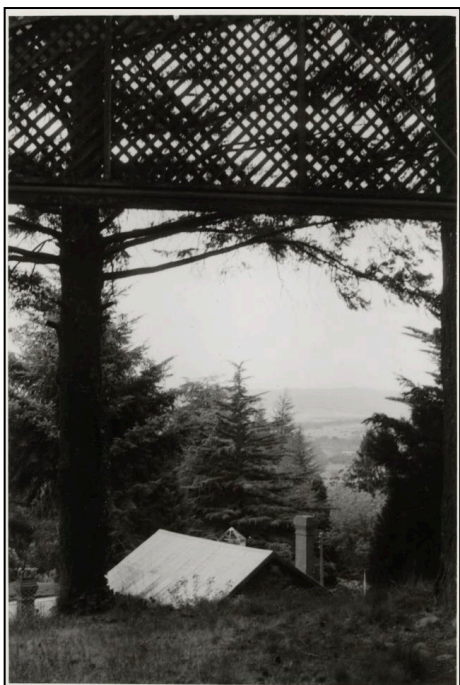


Figure 9. View from inside the fernery to the cottage in 1982 (SLV, Image H98.250/747).

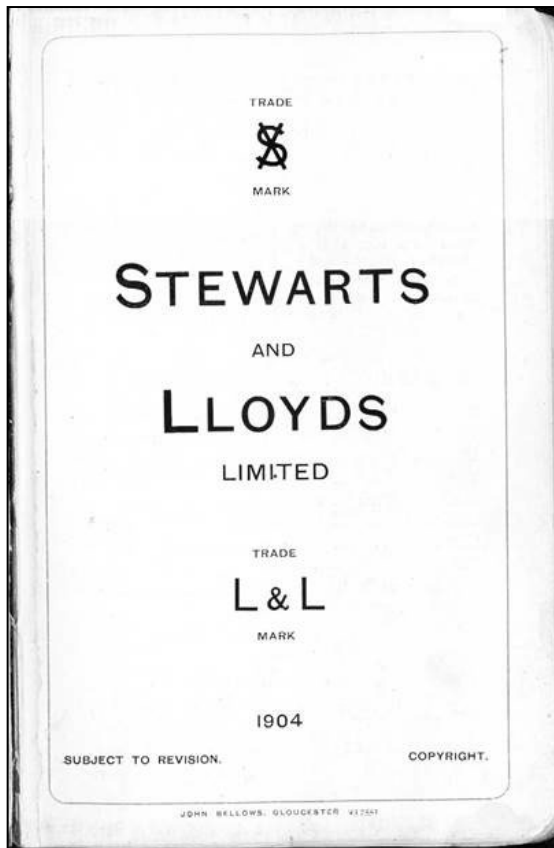


Figure 10. Cover of Stewart and Lloyds product catalogue, dated 1904 (provided by Miles Lewis, Oct 2018).

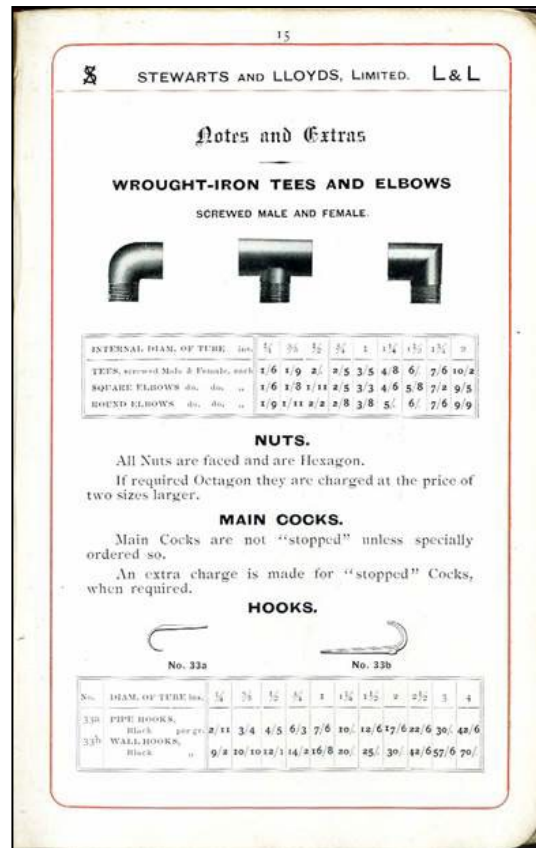


Figure 11. Extract from Stewart and Lloyds 1904 product catalogue, showing wrought-iron parts (provided by Miles Lewis, Oct 2018).

Description

The current property known as Ard Choille is approximately 5 hectares on the northern slope of Mount Macedon with views over Mount Diogenes (Hanging Rock). It is a steeply sloping, irregular shaped site with a long frontage to Turner Avenue on the low (northern) side. The elaborately detailed, solid timber entry gates and short length of picket fencing is a 2017 reconstruction based on the known original form (Figure 15).

The gravel drive winds through a mature garden to the two-storey timber house that was built by the current owners in 1988. It is understood to have been constructed on the same general site as the c1897 house built for McGregor however, that is the only connection between the two houses.

Further up the hill behind the house are the timber stables and timber cottage both dating from the late nineteenth century. The weatherboard-clad cottage has intersecting gable roofs of corrugated sheet metal and decorative timber barge boards. On the southern side is the brick chimney which retains the tartan pattern in the brickwork on the southern side (Figure 14). On the northern side of the cottage is a later timber post and frame verandah over the entry door and timber double hung sash windows.

On the east side of the cottage is the former timber stables building which has been converted to residential use and connected to the cottage via a single-storey weatherboard link. The former stables building is timber framed, gable roofed with a brick chimney on the east side. Like the cottage, it has undergone changes including installation of windows and openings at the time it was converted to a residential use. There is a low pitch gable roofed timber garage attached to the former stables on the northern side. Behind the cottage and former stables is a more recent timber outbuilding currently used for storage of machinery and equipment.

Further up the hill, south of the cottage and former stables is the metal fernery. It is formed in two distinct sections, both rectangular in plan form with open sided framing of metal piping. The roof of each section has a very distinct ogee profile frame which is clad in evenly spaced metal lathe strips with an ornamental metal cresting along the ridges and metal finials at the ends. The ogee profile roof junctions are flashed with sheet metal strips and rivetted with decorative metal bosses. The lower section of the two, on the northern side, has a decorative gable end of sheet metal with quatrefoil cut outs and attached bosses at the ends. The gable end is infilled with timber latticing and there are ornate metal brackets at either end. This fernery was reputedly imported from Scotland by McGregor and the markings on the faces of the pipe framing would support the notion that it is a prefabricated structure. At the junctions between posts and the horizontal pipe at the base of the roof there are clear markings of letters and numerals suggesting a kit form system for construction (Figure 19).

The extensive grounds retain many original features such as stone paths and edges, water features, water reticulation system of lochs (lakes) and plantings featuring many large conifers, deciduous trees colourful shrubs and remnant gums. To the west of the house is a large ornamental lake (House Loch) formerly in the shape of Australia. The lake feeds a rivulet and fern gully from its overflow and it is fed by a spring. The water passes through a series of ponds from the upper sections of the property. The spring is located within a large lake in a cleared opening with mature specimen trees, both indigenous and exotic and bordered by bushland. The spring also feeds the extensive water reticulation system which serves the whole garden and small fountains. The descending series of pools from the upper pond are connected by a fern gully and a line of demarcation on either side of the stream is provided by rough stone edging. A narrow path winds between the ponds connecting the upper level of the property with the house site.

The following trees are understood to remain from the original plantings –

- Rimu (*Dacrydium cupressinum*) near to the entrance gate,
- Holly (*Ilex Kingiana*), south west corner of the croquet lawn,
- Japanese Cedar (*Cryptomeria Japonica*), south west corner of the croquet lawn,
- *Cedrus Deodara*, north west corner of croquet lawn,

- Tulip Tree (*Liriodendron*), south side of the house lake,
- Tree Rhododenron (*Rhododenron arboretum*), adjacent to the house.

Images



Figure 12. North side of cottage (GJM Heritage/Frontier Heritage, July 2018)



Figure 13. South side of former stables (GJM Heritage/Frontier, July 2018)



Figure 14. Cottage chimney with tartan brickwork (GJM Heritage/Frontier Heritage, July 2018)



Figure 15. Reconstructed entry gates (GJM Heritage/ Frontier Heritage, July 2018)



Figure 16. North end of fernery (GJM Heritage/Frontier Heritage, July 2018)



Figure 17. Fernery from south west corner (GJM Heritage/ Frontier Heritage, July 2018)



Figure 18. Interior of fernery (GJM Heritage/Frontier Heritage, July 2018)



Figure 19. Detail of fernery framing (GJM Heritage/Frontier Heritage, July 2018)



Figure 20. Extent of fire damage from Ash Wednesday (owner's collection, Cottew, 2019)

Integrity

Despite the loss of the original house, Ard Choille retains a high degree of integrity as a hill station. The grounds, garden, cottage and stables have undergone some alterations and additions, however these do not diminish the ability to understand and appreciate the place as a whole as a fine example of a Mount Macedon hill station. The fernery at Ard Choille appears to retain much of its form and can be clearly appreciated as a fine example of a privately owned, late nineteenth century garden structure.

Comparative Analysis

Ard Choille is of note as a fine and representative example of a Mount Macedon hill station. It is one of a large number of hill stations which were established in the nineteenth century and developed through the twentieth century with alterations made to the buildings, grounds and gardens of these vast estates.

Located in close proximity to Melbourne, Mount Macedon became a hill station retreat for wealthy Melburnians during the 1870s. Prominent and wealthy Victorian citizens were drawn to the cool climate of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries.

Mount Macedon presents a highly coherent collection of hill station properties in Victoria. Significant changes have been made to many of these properties since establishment, largely due to the destruction of

buildings and gardens by bush fire, particularly the Ash Wednesday fires of 1983. Houses have also been extensively remodelled in response to need and architectural trends, structures have been added to the grounds and gardens have continued to be modified.

Within the Shire of Macedon Ranges, a small number of hill stations are included in the Heritage Overlay on an individual basis. These include:

- Alton, 236 Alton Road (HO2 & VHR H0874)
- Bolobek, 1/370 Mount Macedon Road (HO249 & VHR H1316)
- Duneira, 8 Officer Lane (HO265 & VHR H2204)
- Drusilla, 26 Brougham Lane (HO274)
- Timsbury, 710 Mount Macedon Road (HO275)
- Tanah Merah, 902 Mount Macedon Road (HO187, garden only)

Three of these places have identified significance at the state level. These are Alton, 236 Alton Road; Bolobek, 1/370 Mount Macedon Road and Duneira, 8 Officer Lane and will not be considered further here.

The properties Drusilla, 26 Brougham Lane and Timsbury, 710 Mount Macedon Road are of significance for their association with notable owners, the architectural style of the houses, the character of the gardens and the plantings. Tanah Merah, 902 Mount Macedon Road is noted for its garden design and plantings.

Ard Choille retains its extensive grounds, outbuildings and garden which includes a large late nineteenth century fernery, mature trees and other plantings. Despite modifications to these, the place has clear associations with the important hill station class of place.

The fernery at Ard Choille is of note as a fine and rare surviving example of a large garden fernery at a Mount Macedon hill station. There are no identified comparators in the Shire of Macedon Ranges and it appears that few remain in Victoria, with the majority of nineteenth century ferneries having been demolished, including public ferneries in the Botanic Gardens in Ballarat (1885) and Geelong (1885), and a private fernery at Devorgilla, Toorak (1883). The Fernery at Rippon Lea, 192 Hotham Street, Elsternwick (VHR H0614 & HO36) [c1883] remains as one of the few examples of a large late nineteenth century garden ferneries in Victoria.

The fernery at Ard Choille is a rare surviving example of a privately-owned nineteenth century fernery and there appear to be no direct comparisons in the Shire.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Ard Choille has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The place clearly illustrates the initial establishment, and the subsequent development, of the mountain as a summer retreat comprising large garden estates with substantial houses set in extensive grounds.

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

The fernery at Ard Choille is a fine and rare surviving example of a large fernery located in a privately-owned garden, designed by nurseryman William Sangster. It displays typical features of a nineteenth century fernery structure including a distinct ogee profile frame, metal lathe cladding and decorative elements.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Ard Choille is a representative example of a hill station established at the mountain location from the 1870s. It displays typical features of this place type, including extensive grounds, outbuildings, fernery, water features and a collection of mature trees and other plantings.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Ard Choille is a highly developed picturesque hill station. Extensive grounds, containing a finely detailed and elegantly curved fernery structure, water features and mature plantings present a highly picturesque composition, as thought to be depicted by Frederick McCubbin in 'The Pioneer' (1904).

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – to the extent of the Rimu (<i>Dacrydium cupressinum</i>) near to the entrance gate, Holly (<i>Ilex Kingiana</i>), south west corner of the croquet lawn, Japanese Cedar (<i>Cryptomeria Japonica</i>), south west corner of the croquet lawn, <i>Cedrus Deodara</i> , north west corner of croquet lawn, Tulip Tree (<i>Liriodendron</i>), south side of the house lake, Tree Rhododenron (<i>Rhododenron arboretum</i>), adjacent to the house
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – fernery, cottage and stables
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.

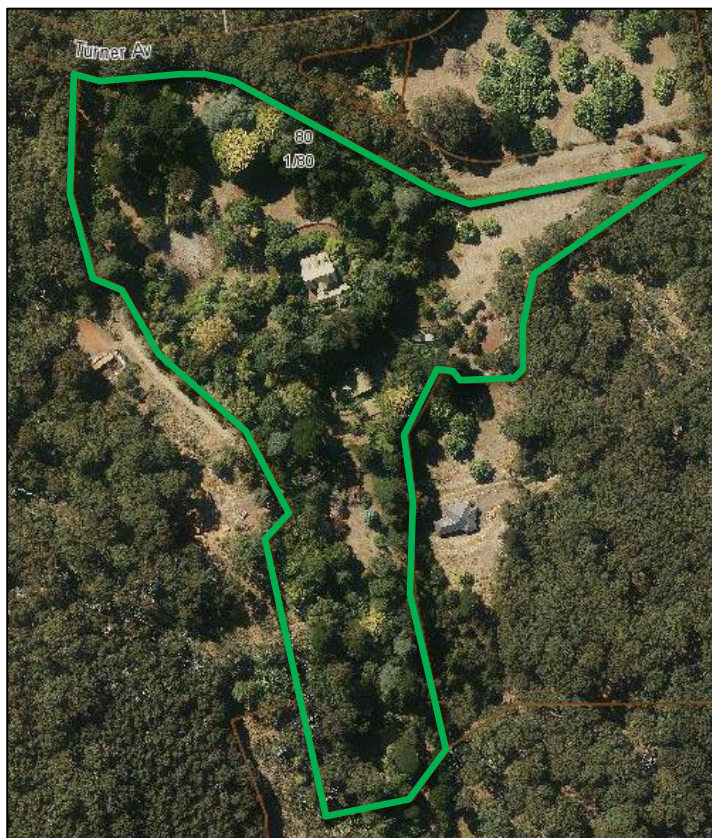


Figure 21. Aerial photo of 80 (part) Turner Avenue, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

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The Bendigo Independent.

The West Australian.

The Woodend Star [Vic.]

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Heritage Citation

CARRAMAR

Address: 20 (part) Bowen Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised post Exhibition – November 2021, revised for Adoption – June 2022

Place type: House	Architect: Haddon & Henderson
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1924
Recommendation: Include in the Heritage Overlay with tree controls triggered (refer to aerial at Figure 9)	Extent of Overlay: Refer to plan at Figure 8



Figure 1. 20 (part) Bowen Street, Woodend
(Macedon Ranges Shire Council, Photo dated October 2021)

Statement of Significance

What is significant?

Carramar, 20 (part) Bowen Street, Woodend, a house built in 1924 and designed by architects Haddon & Henderson.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its original design
- The established garden setting, including mature trees species (see details in aerial below) and original driveway alignment

Later alterations to the house include (but are not limited to) changes to the sunroom at the rear, changes to the external rear wall of bedroom 2 and removal of the low brick walls to the front porch.

The more recently constructed carport fronting Bowen Street and the heavily altered early garage are neither contributory or significant.

How is it significant?

Carramar is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges

Why is it significant?

Carramar is illustrative of residential development which occurred in Woodend and throughout the Macedon Ranges in the inter-war years of the twentieth century (Criterion A).

Carramar is a fine and substantially intact example of an Inter-war Bungalow house which embraces the outdoors-orientated design of the period. It displays typical features of a house of the 1920s, including long, low house lines, asymmetrical massing, wide spreading roofs, broad eaves, ample windows with projecting window frames, a large porch and typically timber construction (Criterion D).

Carramar is a well-considered and carefully detailed example of an Inter-war Bungalow house in an established garden setting. The timber house, with main roof form and prominent front gable, tall chimneys, abundant glazing with multi-paned sashes, presents as a picturesque example of this architectural style (Criterion E).

Carramar is significant as one of a number of residential buildings that can be attributed to Haddon and Henderson who were a prominent and highly influential Melbourne architectural firm (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians
- 9 Shaping cultural and creative life
 - 9.3 Achieving design and artistic distinction.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

As published in *The Australian Home Builder* in December 1924 (15 Dec 1924:62-63), the house was designed by architects Haddon and Henderson for owner Kenneth Harper. The article, entitled 'A New House for Woodend' included an illustration by Haddon of the 'New Country Bungalow' (Figure 2), the article stating

The house here illustrated is one at present in course of erection upon a five-acre site on the Braemar road. A large, wide-sheltering bungalow, with ample space and comfortable accommodation for country life. The architects are Mr Robert J Haddon, F.R.I.B.A., and Lt.-Colonel Henderson, A.R.I.B.A., of Melbourne. The planning has been designed to give a wide, open southern aspect to the front, where the three main reception rooms are situated. Here (owing to the cool aspect), and so as to secure the beauty of the wide out-of-door outlook, plenty of window area is used.

A large, roomy porch also occupies this aspect, giving broad shelter, and conveying direct access into two of the front rooms. A somewhat unusual piece of planning is contained in the "sun room," a large apartment, with ample windows to admit winter sun from the north and east ...

The architects have set out the design to form a thoroughly convenient and practical harmony of structure, with wide-spreading roofs, with plenty of shade at eaves, and with ample windows. Wide, open, log fire-places and wide window settings, and long, low, horizontal lines give an air of restful comfort, and the house altogether is intended to find a natural setting within the ample land space of the site.

The article further describes the northern bedrooms, a large sleep-out verandah nearby at the north-east corner, and a partly enclosed and glazed verandah to the west elevation (Figure 3). A motor garage and store was to be built to the west of the house (remains to the north in 2019) (*Australian Home Builder*, 15 Dec 1924:62-63).

In 1934, 'Carramar', 'the charming home of Kenneth Harper, Esq.' designed by Haddon and Henderson, with frontages to Braemar Road and East Street (now Bowen Street), Woodend, was advertised for sale. The advertisement noted that the property totaled almost 4 ¼ acres, with a 'well-designed artistic modern grey and green Tasmanian hardwood and Oregon bungalow' with a large hardwood garage and 'beautifully laid out grounds' (*Argus*, 24 Feb 1934:2; 3 Mar 1934:2). It appears the house did not sell at this date, with a Melbourne newspaper reporting on 'social gossip' in 1936, referring to the house of Mrs Kenneth Harper, 'Carramar' in Woodend (*Herald*, 24 Oct 1936:28). The property appears to have remained in the Harper family until at least 1940 (*Argus*, 16 Aug 1940:8).

Kenneth Harper may have been connected with the well-known Robert Harper of Mount Macedon (TBA Planners et al., 1994:239). Harper may have been Kenneth Calderwood Harper (died 1946), husband to Alice May Harper, and president of the Woodend Racing Club (*Argus*, 2 Dec 1946:2; *Examiner*, 2 Dec 1946:4). In the 1930s, a horse named 'Carramar Trial Handicap' ran at the Woodend races (*Argus*, 26 May 1937:15; *Herald*, 12 May 1938:52).

The footprint of the house as shown in 2012 and 2018 (Figures 7 and 8) appears to match the 1924 plan (Figure 3). One alteration appears to be the part removal of the 'partly enclosed and glazed verandah' to the west elevation (seen in Figure 2).

Haddon & Henderson, architects

Robert Joseph Haddon (1866-1929) was born in London. From 1881-84 he was articled as a surveyor to Francis (Frank) Templeman Mew before working with Thomas H. Watson until 1888. In 1889 Haddon arrived in Melbourne, finding work with Sydney Smith & Ogg, before moving to Tasmania in 1892 where he began practice in Hobart and took up a position as an architectural instructor at the Hobart Technical School. He moved to Adelaide in 1894, followed by Perth in 1896 where he worked for the Western Australian Public Works Department for two years (Willis, 2012:306). While in Perth, Haddon was the secretary of the Western Australian Society of Arts (Hunter, 1983). By 1899, Haddon had returned to Melbourne, working again for Sydney Smith & Ogg, before opening his own practice by 1901. He joined the Working Men's College in 1902, where he held the position of instructor-in-charge (later the Head) of architecture from 1903 to c1925 (Willis, 2012:306).

Haddon contributed a section titled 'Australian planning and construction' to G.A.T. Middleton's series *Modern buildings: Their planning, construction and equipment*, and was the author of *Australian architecture: A technical manual for all those engaged in architectural and building work* (published in Melbourne in 1908), which became an essential resource for architects in the early twentieth century and clearly presented Haddon's strong sentiments about design in Australia. In 1915 he published *Haddon's Architectural Annual*, which used a number of his architectural designs to illustrate his theories of design.

Haddon's firm was set up unlike any other operating in Melbourne at the time. Called the Central Drawing Office, it operated as an architectural consulting firm, producing perspective renderings and other service for architectural firms, including many prominent firms operating in Victoria (Willis, 2012:306-7).

Haddon was strongly influenced by the Arts and Crafts movement and was the founding vice-president of the Arts and Crafts Society of Victoria, which began in 1908. Haddon 'advocated the use of nature and simplicity of approach in architectural design, but his designs were often anything but simple; instead displaying astounding virtuosity in their composition' (Willis, 2012:307). Haddon's approach was founded on a strong sense of the artistry of architecture and was reminiscent of English architect C.F.A. Voysey, Scottish C.R. MacKintosh and those associated with the British Art Nouveau.

Further, 'Haddon argued that originality in design was made possible by responding to the unique Australian conditions and by the use of local materials. Each design had to be conceived anew. His aim therefore was to design for each individual client, and to produce a harmonious, balanced composition. He emphasized simplicity in design, stating that ornament should be applied only for a specific purpose, and must fully utilize Nature and its play of light and shadow' (Hunter 1983).

Haddon had a reputation as a proto-Modernist, as proclaimed by architect Robin Boyd in *Victorian Modern* (1947), a view which was based on his refurbishment of the Fourth Victorian Building Society building, Melbourne (1912). Projects such as this 'demonstrated his combination of uncomplicated forms with carefully crafted and modulated decoration' (Willis, 2012:307).

Haddon expressed his extraordinary design abilities in residential designs, commercial buildings, churches and public buildings. His work included Milton House, Flinders Lane (1901 with Sydney Smith & Ogg), his own house 'Anselm' at 4 Glenferrie Street, Caulfield (1906), remodelling of the Fourth Victorian Building Society Office, Collins Street (1912) and the Wharf Laborers' Building, Flinders Lane (1915-16, demolished), and three

Presbyterian churches at Malvern (1906), Caulfield (1926) and Oakleigh (1928). Within the Macedon Ranges Shire, Haddon is only known to have designed the bungalow 'Carramar' at 20 Bowen Street, Woodend.

William Alexander Henderson (a former student) joined Haddon in a partnership in 1919, forming Haddon & Henderson (Willis, 2012:306). By 1930, Haddon & Henderson was absorbed by GB & G Burridge Leith (later Leith & Bartlett).



Figure 2. Haddon and Henderson's illustration of house and garage at the subject site, annotated 'New Country Bungalow at Woodend for Kenneth Harper Esq.' (*Australian Home Builder*, 15 Dec 1924:62).

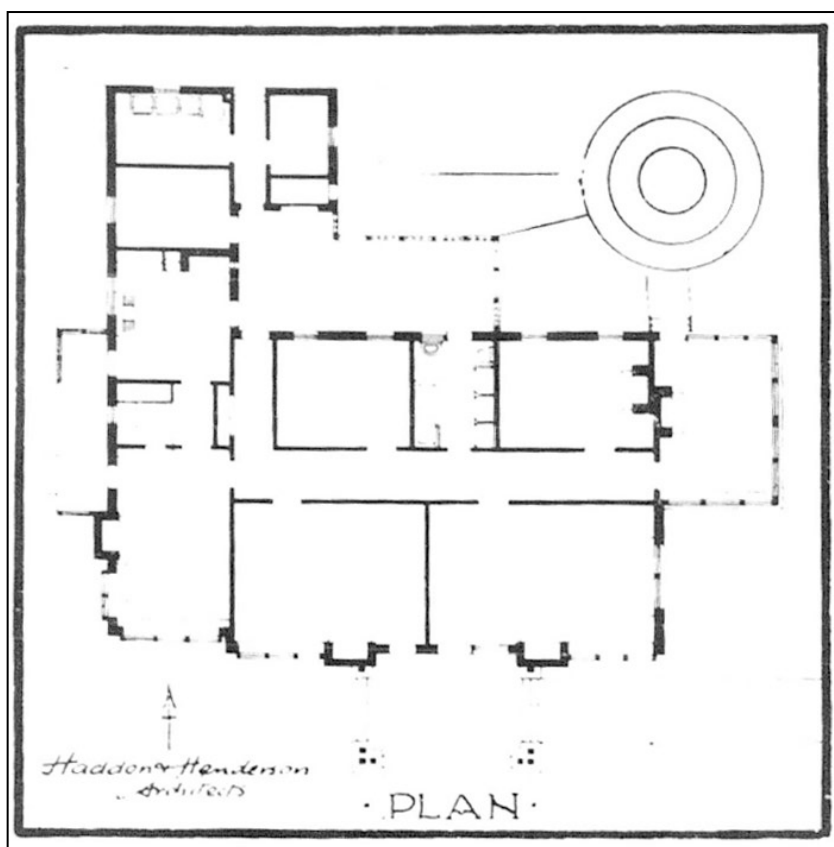


Figure 3. Plan of the house by architects Haddon & Henderson, published 1924 (*Australian Home Builder*, 15 Dec 1924:63).

Description

Carramar is a large corner property on the south east edge of the township of Woodend. The site is almost square with a frontage to Bowen Street (west) and Mount Macedon Road (south). The north and east boundaries abut adjoining properties.

The house is sited near central on the property and is largely concealed from the street by a densely planted, mainly exotic, landscape that appears to be contemporary to the house. The building is orientated with the principal façade and entrance facing south with a formal hedged lawn area in front. The original access to the site is likely to have been from the south-west corner gate via a winding gravel drive lined with mature trees. There is a further access gateway and drive from the north end of the site, off Bowen Street which appears to be more frequently used.

The main building is a large, single-storey Inter-war Bungalow style house of timber construction. The picturesque roof forms are of intersecting gables with wide eaves, clad in corrugated sheet metal and punctuated by tall red brick chimneys. The southern projecting gable roof form, with timber screen and finial, forms the entry porch framed by brick piers with timber posts above.

The weatherboard clad house has many single and grouped timber framed, double hung sash windows, many with multi paned upper sashes. The southern façade is further decorated with roughcast render and distinctive timber eaves brackets above window heads.

To the north of the house there are several outbuildings, which includes the original garage.

Images



Figure 4. The south elevation in 2012 (Realestate.com.au, photo dated 2012)



Figure 5. The north elevation in 2012 (Realestate.com.au, photo dated 2012)



Figure 6. The west elevation in 2012 (Realestate.com.au, photo dated 2012)

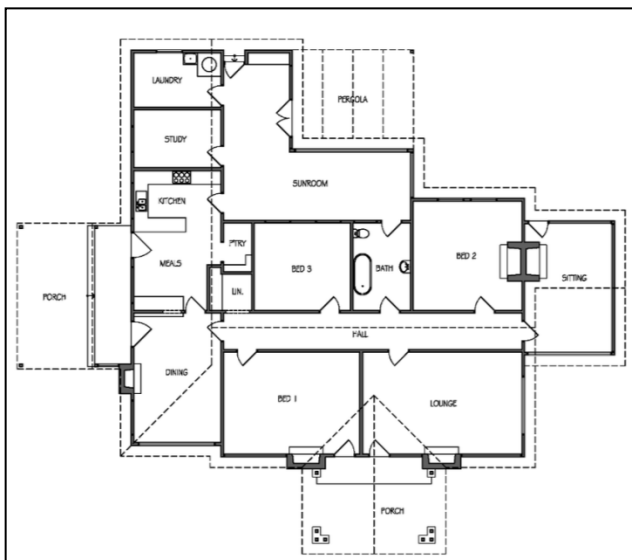


Figure 7. Plan of the house in 2012. North is up (Realestate.com.au, plan dated 2012)

Integrity

Carramar appears to retain a high degree of integrity in fabric, form and detail. While the building has undergone minor alterations, these do not diminish the ability to understand and appreciate the place as a substantially intact example of an Inter-war Bungalow built in a rural township.

Comparative Analysis

Carramar is of note as a fine, representative and intact example of an inter-war Bungalow built in a rural township, designed by prominent Melbourne architects Haddon and Henderson.

Robert Haddon was a highly influential architect, architectural writer and educator who worked in Melbourne from the early twentieth century until his death in 1929 (in partnership with William Henderson from 1919).

Haddon drew freely on both English and American sources and his designs became characterised by the simplicity of plain facades and the careful use and positioning of ornament and elements to produce distinctive and delicately balanced compositions. As is very clear in his writing and his designs, Haddon did not work in a particular style or pursue a particular fashion; instead he based his design on a number of strong architectural principles, including:

- originality in design, particularly responding to the local climate
- design for the individual client
- harmonious and balanced composition
- simplicity in design (with ornament only applied for a specific purpose)
- the use of craftsmanship; and
- structural honesty.

These principles were applied to the design of Carramar, 20 (part) Bowen Street, Woodend and the place demonstrates the strong architectural values for which Haddon is recognised. The house was described in *The Australian Home Builder*, 15 December 1924 in an article, entitled 'A New House for Woodend' and illustrated as a 'New Country Bungalow'.

No other houses in the Shire of Macedon Ranges have been identified as the work of Robert Haddon (or Haddon & Henderson) to date, however a perspective of a house design at Upper Macedon was included in *Australian Home Builder*, August 1922, p 35. Tenders were called for this Upper Macedon house in *The Argus*, 11 February 1922, p 22, however this house has not been identified.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. It appears that very few Inter-war houses in rural townships within the Shire are included in the Heritage Overlay. Carramar is an unusual and intact example of a suburban-scaled Inter-war house and there appear to be no direct comparisons in the Shire.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Carramar is illustrative of residential development which occurred in Woodend and throughout the Macedon Ranges in the inter-war years of the twentieth century.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Carramar is a fine and substantially intact example of an Inter-war Bungalow house which embraces the outdoors-orientated design of the period. It displays typical features of a house of the 1920s, including long,

low house lines, asymmetrical massing, wide spreading roofs, broad eaves, ample windows with projecting window frames, a large porch and typically timber construction.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Carramar is a well-considered and carefully detailed example of an Inter-war Bungalow house in an established garden setting. The timber house, with main roof form and prominent front gable, tall chimneys, abundant glazing with multi-paned sashes, presents as a picturesque example of this architectural style.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Carramar is significant as one of a number of residential buildings that can be attributed to Haddon and Henderson who were a prominent and highly influential Melbourne architectural firm.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes –mature trees to the extent of the cypress row along Bowen Street, six oaks, an elm and a pine tree
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 8. Aerial photo of 20 (part) Bowen Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated January 2021).



Figure 9. Location of trees that are significant at 20 (part) Bowen Street, Woodend (Source: nearmap©, aerial dated January 2021, Cypress tree numbers from John Patrick Tree Report, 25 February 2022)

References

Examiner [Launceston, Tas.].

Hunter, Roslyn (1981), 'Robert Joseph Haddon, Architect, 1866-1929', Research Report, Department of Architecture, University of Melbourne.

Hunter, Roslyn F (1983), 'Haddon, Robert Joseph (1866-1929)', in *Australian Dictionary of Biography*, Australian National University, < <http://adb.anu.edu.au/>>, published first in hardcopy 1983, accessed online 17 Jan 2017.

John Patrick Tree Report: 'Cypress Avenue, 'Carramar' – 20 Bowen Street, Woodend' (John Patrick Landscape Architects, 25 February 2022)

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Realestate.com.au, '20 Bowen Street, Woodend, Vic 3442', sold 19 May 2012, <<https://www.realestate.com.au/>>, accessed Sep 2018.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and*

Landscape Study. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

The Australian Home Builder, 15 December 1924, 'A New House for Woodend', pp62-63.

The Herald [Melbourne, Vic.].

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Willis, Julie (2012), 'Robert Haddon' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp. 306-07.

Heritage Citation

WOODEND CATHOLIC PRIMARY SCHOOL (FORMER)

Other Names: Our Lady's Catholic School (former)

Address: 16 Brooke Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: School, House	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1973
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundaries



Figure 1. 16 Brooke Street, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The Former Woodend Catholic Primary School, 16 Brooke Street, Woodend, a school building constructed in 1973.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original form and detailing
- The building's high level of integrity to its original design

Later alterations, including changes to windows and external cladding, and the recent outbuilding are not significant.

How is it significant?

The Former Woodend Catholic Primary School is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Former Woodend Catholic Primary School has strong associations with the Catholic Church and the role it played in Catholic education in Woodend (Criterion A).

The Former Woodend Catholic Primary School is a fine example of a 1970s structure which demonstrates both modular construction and structural expression. It is an uncommon example of this type of modular construction in Woodend and across the Shire more broadly (Criterion B).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.2 Educating people.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local

destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Robert Henry Shakespear, civil engineer of St Kilda, acquired the lots bound by Templeton, Brooke and Wood streets and the railway line between 1878 and 1882. Shakespear purchased the two lots that form the subject site from private owners in 1880 (LV:V1165/F956; V1213/F448). In 1890, Shakespear sold his holdings (including 'Blanchwood' at 18 Brooke Street and the subject site) to Robert Wallace Best (LV:V1040/F867). It appears that subsequent owners were Robert H Tyssen, banker, from the early 1890s, and Alex Urquhart, banker, until 1901 when the property was acquired by the Catholic Church (TBA Planners et al., 1994:96-7). In 1901 the subject site and the property 'Blanchwood' at 18 Brooke Street Woodend were purchased and handed over to the Sisters of Mercy to serve as a convent, the Convent of Mercy (*Advocate*, 28 Nov 1914:34).

The building at the subject site, on the south-east corner of Brooke and Templeton streets was constructed in 1973 by the Catholic Church, to serve as a school building to house 90 pupils. This building was an extension of the adjacent Catholic School, 'Our Lady's School', first established in the converted coach house of 'Blanchwood' at 18 Brooke Street (the coach house now forms part of the existing house at 7 Wood Street), in 1911.

The building construction appears to be an adaptation of the Terrapin prefabricated system to the hillside location, with wall modules in a steel truss framework, lending the school an unusual appearance, akin to the Boyd and McIntyre bridge houses and the Eggleston Bendigo kindergarten of the 1950s.

Four portable classrooms were added to the subject site between 1976 and 1980. The subject site served as 'Our Lady's School' (and 'Blanchwood' as the convent) until c1989. The Sisters of Mercy occupied 'Blanchwood' and staffed the school continuously, except between 1971 and 1978 when the Carmelite Sisters from India resided in Woodend (Barned, 1985:105).

From 1992, the Roman Catholic Trusts Corporation for the Dioceses of Melbourne began to subdivide and on-sell their holdings along Brooke, Templeton and Wood streets. In 1992, 'Blanchwood' at 18 Brooke Street was on-sold. The lots that included the subject site were sold to Linda Angell in 2000, followed by Lex Vanos and Deane Rankin in 2001 (LV:V2246/F151). In 2018, the building at 16 Brooke Street serves as a private residence. A second building has recently been constructed to the east (serving as a garage and workspace). The southern and western portions of the property have been recently subdivided off.

Catholicism in Woodend

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The first Catholic school in Woodend was built in 1859 on the site of the present St Ambrose School on Templeton Street, taught by William Barry. This small building was also used for Catholic Church services until the first church was built adjacent in 1866 (Boxshall, 2017:157-58). The Templeton Street site was officially purchased for the Roman Catholic Church in 1865 (VGG). In 1884, architect J B Denny called for tenders for additions to the 1866 church.

The first presbytery was built on the Templeton Street site (fronting Urquhart Street) in 1889 and appears to have been considerably altered in 1952, resulting in its current appearance. The Parish Hall was constructed in 1928, to the north of the church.

Lay teachers continued to teach at the Catholic school until the arrival of the Sisters of Mercy in 1901, when the church acquired property on the south side of Brooke Street, including 'Blanchwood' at 18 Brooke Street, which served as the Convent of Mercy (*Advocate*, 28 Nov 1914:34). From 1901, the Sisters of Mercy conducted the school on Templeton Street (in the old church), however in 1911 the school was transferred

to the coach house of 'Blanchwood', which served as 'Our Lady's Catholic School' (*Woodend Star*, 14 Dec 1918:2). Our Lady's School was extended in the 1970s, when the school building at 16 Brooke Street was erected in 1973 to house 90 pupils (remains in 2018). Four portable classrooms were added to this corner site between 1976 and 1980.

'Our Lady's School' at 16 Brooke Street, and the Convent of Mercy at 'Blanchwood' (18 Brooke Street) continued to be run by the Sisters of Mercy, until c1989. From 1992, the Roman Catholic Trusts Corporation for the Dioceses of Melbourne began to subdivide and on-sell their holdings along Brooke, Templeton and Wood streets. The current St Ambrose Primary School (of modern construction) is located on Templeton Street, adjacent to the 1916 church, parish hall and presbytery.

Description

The former Woodend Catholic Primary School building is sited towards the rear of the block fronting Brooke Street, Woodend. On the east side of the property are a number of mature cypress trees.

The single-storey, simple rectangular form structure appears to sit on the points of large concrete prisms, hovering over the sloping site. The rectangular box form of the building has an expressed external truss frame with modular framed panel walls and windows behind. On the western side is a covered balcony area. The wall panels are modular.

Alterations have occurred to the building, presumably at the time it was converted from a school building to a residential use. The external cladding has been changed and the form and location of windows has been modified. Despite these alterations, the structural expression and modular design details remain the predominant features.

To the east of the building is a freestanding garage and storage facility.

Images



Figure 2. West side (GJM Heritage/Frontier Heritage, May 2018)



Figure 3. North west corner side (GJM Heritage/Frontier Heritage, May 2018)

Integrity

The Former Woodend Catholic Primary School retains a high degree of integrity in fabric, form and detail. While the building has undergone alterations in its conversion to residential use (including to the external cladding and fenestration), these do not diminish the ability to understand and appreciate the place as a highly intact example of an innovative 1970s building constructed in a rural township.

Comparative Analysis

The Former Woodend Catholic Primary School is of note as a fine and intact example of an innovative 1970s structure. There are no identified comparators in the Shire of Macedon Ranges.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Former Woodend Catholic Primary School has strong associations with the Catholic Church and the role it played in Catholic education in Woodend.

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

The Former Woodend Catholic Primary School is a fine example of a 1970s structure which demonstrates both modular construction and structural expression. It is an uncommon example of this type of modular construction in Woodend and across the Shire more broadly.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 4. Aerial photo of 16 Brooke Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Boxshall, Sylvia (2017), *Beyond the Black Forest : Early Settlement of Woodend and the Surrounding District*, Woodend [Vic.]

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The Kyneton Observer.

The Woodend Star.

Victorian Government Gazette (VGG), Gazette No. 28, 14 March 1865, p626.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

BLANCHWOOD

Other Names: Convent of Mercy, Our Lady's Catholic School (former)

Address: 18 Brooke Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Convent	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: c1878-1881
Recommendation: Include in the Heritage Overlay with tree controls triggered to the extent of the mature Monterey cypress along the Brooke Street boundary	Extent of Overlay: To property title boundaries



Figure 1. 18 Brooke Street, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

Blanchwood, 18 Brooke Street, Woodend, a house built c1878-81.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its original design
- Gardens, including mature Monterey cypress plantings along the Brooke Street boundary.

The coachhouse at the rear of the original property (now on a separate title at 7 Day Street, Woodend) has not been assessed.

How is it significant?

Blanchwood is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Blanchwood is illustrative of the establishment of summer houses in accessible rural townships from the 1870s by wealthy Victorians. Used as a convent for many years, Blanchwood has strong associations with the Catholic Church and the early role it played in Catholic education in Woodend (Criterion A).

Blanchwood is a fine and intact example of a Victorian house unusually designed in a Rustic, or Carpenter, Gothic style more commonly applied to church design. It displays typical features of this style including prominent steep pitched gable ends, decorative bargeboards and bay windows (Criterion B).

Blanchwood is a well-considered and carefully detailed house set in expansive grounds. The timber house, with steep pitched roofs, prominent gables, tall chimneys, highly decorative bargeboards and bay windows and grounds presents a highly picturesque composition (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians
- 8 Building community life
 - 8.1 Maintaining spiritual life

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Robert Henry Shakespear, civil engineer of St Kilda, purchased the lots bound by Templeton, Brooke and Wood streets and the railway line between 1878 and 1882; the group of lots that include the subject site were purchased from the Crown in March 1878 (LV:V1040/F867; V1165/F956).

Shakespear was rated for a house and grounds near the railway by 1881, which indicates that the present house was built between 1878 and 1881. Tenders were called in 1882 for additions to the house of Mr Shakespear at Woodend, with plans available to view at the Town Hall, St. Kilda, and via Mr. Glover, Woodend. The rate books recorded an increase in the Net Annual Value of the property in the mid and late 1880s which indicates development of the property, and possibly additions to the house, during this period.

In 1890, Shakespear sold his holdings (including the subject site) to Robert Wallace Best (LV:V1040/F867). (Sir) Robert W Best was a solicitor, Fitzroy mayor and politician, of the Collins Street legal firm, Fink Best & Phillips. From the early 1890s, Robert H Tyssen, banker, owned the property, under whose ownership the property was known as 'Blanchwood'. Tyssen was the manager of the ES&A Bank on Collins Street, Melbourne. Tyssen sold to Alex Urquhart, banker (general manager of the ES&A Bank), who retained ownership until 1901, when the property was acquired by the Catholic Church for the Sisters of Mercy.

In 1901 the property 'Blanchwood' at Woodend was purchased and handed over to the Sisters of Mercy to serve as a convent, the Convent of Mercy (*Advocate*, 28 Nov 1914:34). In June 1901, the *Southern Cross* newspaper (14 Jun 1901:15) reported that in June, 'His Grace the Archbishop visited St. Ambrose's, Woodend, for the purpose of introducing a community of nuns, who will henceforth take charge of the [Roman Catholic] schools at Woodend and Trentham ... The pastor [Rev. M. Quinn], with the sanction of the Archbishop, some time ago secured an ideal residence for the nuns, convenient to the Church of St Ambrose, and surrounded by some six acres of good land.' Photos of the house during the period are at Figures 2-3.

The Sisters of Mercy first conducted the school on Templeton Street (in the old church at the St Ambrose Church site) until 1911 when the school was transferred to the coach house (or stables) of 'Blanchwood', which served as 'Our Lady's Catholic School' (*Woodend Star*, 14 Dec 1918:2). The 1994 study also suggests that the coach house could have been erected to serve as a school in 1911, or that it could have been a thorough conversion of the existing coach house, given its design (not confirmed). The school remained in the coach house until 1973 when the school building was constructed to the west at 16 Brooke Street (remains in 2018), where four portable classrooms were also added in the 1970s. In the 1980s the coach house served as a canteen and was used for other school activities (Barned, 1985:103-105). In 2018, the former coach house has been incorporated as part of the large residence at 7 Wood Street, Woodend, south of the subject site (Figure 4) (realestate.com.au).

The Sisters of Mercy ran the school continuously, except between 1971 and 1978 when the Carmelite Sisters from India resided in Woodend (Barned, 1985:105). 'Blanchwood' and the site to the west (16 Brooke Street) served as a convent and school until c1989 by the Sisters of Mercy.

In 1992, the Roman Catholic Trusts Corporation for the Dioceses of Melbourne subdivided and on-sold the eight lots forming the 'Blanchwood' property (current 18 Brooke Street, comprising lots 5, 6, 7, 8, 13, 14 & 16, Section 29) to Dexter Promotions Pty Ltd of Essendon. Andrew White and Tracey Williams purchased the property in 1998 (LV:V2246/F151; V10100/F739). In 2018, 'Blanchwood' serves as a residence.



Figure 2. Photograph of 'The Convent, Woodend' dated 1907 (SLV, Image H92.200/713).



Figure 3. 'The Convent of Mercy' in a photo dated c1920-1954 (SLV, Image H32492/2195).



Figure 4. The photo above appears to be the former coach house of 'Blanchwood' (which served as a school), which now forms part of the existing house at 7 Wood Street (south of the subject site) (photo dated 2009, realestate.com.au).

Catholicism in Woodend

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The first Catholic school in Woodend was built in 1859 on the site of the present St Ambrose School on Templeton Street, taught by William Barry. This small building was also used for Catholic Church services until the first church was built adjacent in 1866 (Boxshall, 2017:157-58). The Templeton Street site was officially purchased for the Roman Catholic Church in 1865 (VGG). In 1884, architect J B Denny called for tenders for additions to the 1866 church.

The first presbytery was built on the Templeton Street site (fronting Urquhart Street) in 1889 and appears to have been considerably altered in 1952, resulting in its current appearance. The Parish Hall was constructed in 1928, to the north of the church.

Lay teachers continued to teach at the Catholic school until the arrival of the Sisters of Mercy in 1901, when the church acquired property on the south side of Brooke Street, including 'Blanchwood' at 18 Brooke Street, which served as the Convent of Mercy (*Advocate*, 28 Nov 1914:34). From 1901, the Sisters of Mercy conducted the school on Templeton Street (in the old church), however in 1911 the school was transferred to the coach house of 'Blanchwood', which served as 'Our Lady's Catholic School' (*Woodend Star*, 14 Dec 1918:2). Our Lady's School was extended in the 1970s, when the school building at 16 Brooke Street was erected in 1973 to house 90 pupils, (remains in 2018). Four portable classrooms were added to this corner site between 1976 and 1980.

'Our Lady's School' at 16 Brooke Street, and the Convent of Mercy at 'Blanchwood' (18 Brooke Street) continued to be run by the Sisters of Mercy, until c1989. From 1992, the Roman Catholic Trusts Corporation for the Dioceses of Melbourne began to subdivide and on-sell their holdings along Brooke, Templeton and Wood streets. The current St Ambrose Primary School (of modern construction) is located on Templeton Street, adjacent to the 1916 church, parish hall and presbytery.

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

Blanchwood is a single-storey weatherboard house set in expansive grounds and surrounded by mature Monterey cypress. The building is set well behind a modern timber rail fence on the Brooke St boundary on the southern side of the road. It is an elaborate multi-gabled timber house of the Federation Carpenter Gothic

style. The key stylistic elements of the building include the scalloped gable fascias and decorative projecting gables. There are red brick chimneys with ribbed shafts and corbeled tops on the main gabled roof form, of which two are on axis with smaller gabled bays which protrude at equal intervals along the main elevation of the house. Window bays and hipped verandahs are placed under each of the end gables, with the central bay left without a verandah as a linking pavilion to the implied pavilions either side.

Images



Figure 5. Residence from front gate (GJM Heritage/Frontier Heritage, May 2018)



Figure 6. Boundary fence and mature Monterey cypress (GJM Heritage/Frontier Heritage, May 2018)

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

The residence at Blanchwood retains a high degree of integrity in fabric, form and detail. While the building has undergone some alterations, these do not diminish the ability to understand and appreciate the place as a highly intact example of a substantial Victorian house built in a rural township.

Substantial modifications and additions made to the coachhouse at the rear of the original property (now on a separate title, at 7 Day Street, Woodend) has diminished the ability to understand and appreciate that building's original use. It is therefore not included within the proposed heritage extent.

Comparative Analysis

Blanchwood is of note as a fine and representative example of a summer house built in a rural township. The timber house has a Rustic (or Carpenter) Gothic appearance with steep pitched roofs, prominent gables, highly decorative bargeboards and bay windows.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century which were built as substantial summer houses for wealthy Melburnians. These were more commonly of brick or stone construction and typically designed in an Italianate style. Examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme, including:

- Weatherboard House, 3/64 Ebdon Street, Kyneton (HO72) [timber, late nineteenth century]
- Weatherboard Residence – Morningside, 30-32 Edgecombe Street, Kyneton (HO73) [timber 1886-1906]
- Weatherboard Residence, 34-36 Edgecombe Street, Kyneton (HO74) [timber, c1890]
- Weatherboard House, 1 Yaldwyn Street East, Kyneton (HO247) [timber, 1880s]
- Polychromatic Brick and Weatherboard House, 21 Baynton Street, Kyneton (HO11) [brick and timber, 1880s?]

- Polychromatic Brick Residence, 23 Baynton Street, Kyneton (HO12) [brick, 1880s]
- Brick Residence, 55 Ebdon Street, Kyneton (HO70) [brick, 1870s/1880s]

Blanchwood is an unusual example of a suburban-scaled late nineteenth century house, built in timber and designed in a Victorian Rustic Gothic, or Carpenter Gothic; a style which was more commonly applied to churches than residential buildings. There appear to be no direct comparisons in the Shire.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Blanchwood is illustrative of the establishment of summer houses in accessible rural townships from the 1870s by wealthy Victorians. Used as a convent for many years, Blanchwood has strong associations with the Catholic Church and the early role it played in Catholic education in Woodend.

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

Blanchwood is a fine and intact example of a Victorian house unusually designed in a Rustic, or Carpenter, Gothic style more commonly applied to church design. It displays typical features of this style including prominent steep pitched gable ends, decorative bargeboards and bay windows.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Blanchwood is a well-considered and carefully detailed house set in expansive grounds. The timber house, with steep pitched roofs, prominent gables, tall chimneys, highly decorative bargeboards and bay windows and grounds presents a highly picturesque composition.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes - to the extent of the mature Monterey cypress along the Brooke Street boundary
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.

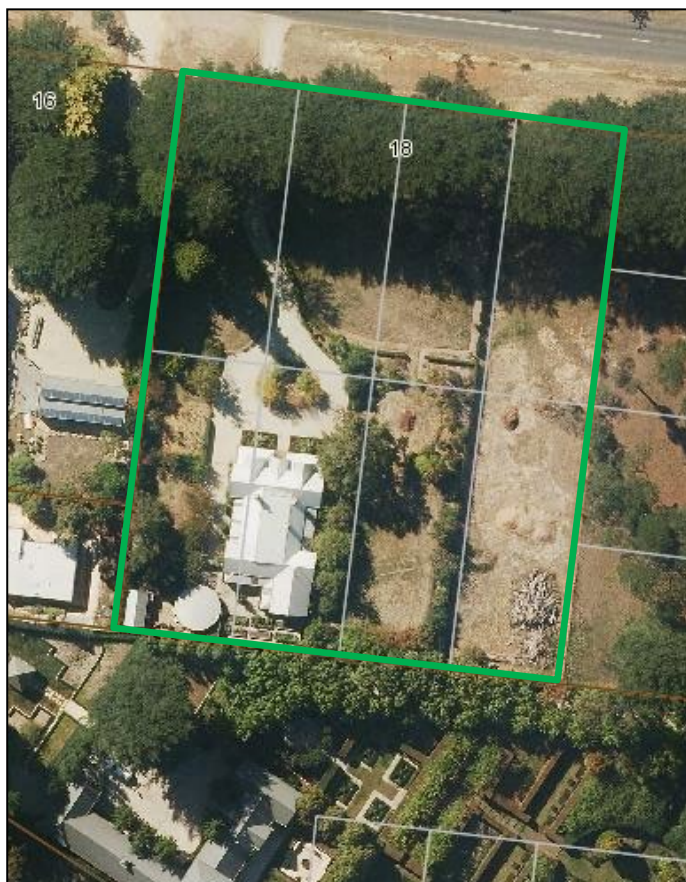


Figure 7. Aerial photo of 18 Brooke Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Advocate [Melb., Vic]

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Boxshall, Sylvia (2017), *Beyond the Black Forest : Early Settlement of Woodend and the Surrounding District*, Woodend [Vic.]

Landata Victoria (LV), Certificates of Title, as cited.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Realestate.com.au, '7 Wood Street Woodend, Vic 3442', <<https://www.realestate.com.au/sold/property-acreage+semi-rural-vic-woodend-105989008>>, accessed Oct 2018.

Southern Cross [Adelaide, SA].

State Library of Victoria (SLV), images as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Kyneton Observer.

The Woodend Star.

Victorian Government Gazette (VGG), Gazette No. 28, 14 March 1865, p626.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

MANCHESTER UNITY CONVALESCENT HOME (FORMER)

Other Names: Manchester Unity Country Home, Bentinck Private Hotel and Conference Centre, The Bentinck Country House, Innisfree Whole Health Repair & Recovery (current)

Address: 8 Carlisle Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Convalescent Home, Hotel	Architect: Marcus Barlow
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1941
Recommendation: Include in the Heritage Overlay with tree controls triggered (to the extent of mature exotics surrounding the ornamental lake), internal alteration controls triggered (to the extent of the main entrance foyer, stair, ground and first floor corridors and formal lounge/dining room with timber truss ceiling), and staff cottage and original brick garages not exempt from notice and review.	Extent of Overlay: To property title boundaries



Figure 1. 8 Carlisle Street, Woodend (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

The Manchester Unity Convalescence Home (Former), 8 Carlisle Street, Woodend, a rest home established in 1941.

Elements that contribute to the significance of the place include (but are not limited to):

- The original form, materials and detailing of the main building, staff cottage and garages
- The high level of integrity of the main building, staff cottage and garages to their original design
- The original form, materials, detailing and high level of integrity of the interior of the main building to its original design. This includes the main entrance foyer, stair, ground and first floor corridors and formal lounge/dining room with timber truss ceiling in the main building.
- Gardens, including mature trees and plantings, and ornamental lake.

Additions made to the main building from the 1990s and a later conference building to the south-east, and the infilling of the western verandah of the main building, are not significant.

How is it significant?

The Manchester Unity Convalescence Home (Former), 8 Carlisle Street, Woodend is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend demonstrates the recognition of the benefits of a healthy climate afforded by rural locations such as Woodend for the assistance of recuperation, particularly during the 1940s (Criterion A).

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend is a rare surviving example of a recuperative rest home within the Macedon Ranges Shire. Rest homes were typically established by friendly societies and churches at country and seaside locations and the former Manchester Unity Convalescent Home, Woodend remains to demonstrate this once common building type (Criterion B).

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend has close associations with Melbourne architect Marcus Barlow, who designed a number of buildings for Manchester Unity, including the innovative and prominent Manchester Unity building, Swanston Street, Melbourne. This place demonstrates Barlow's connection with this friendly society (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 5 Building Victoria's industries and workforce
 - 5.7 Catering for tourists
- 8 Building community life
 - 8.3 Providing health and welfare services.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road

and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The subject site on Carlisle Street, Woodend, was chosen by the Manchester Unity Independent Order of Oddfellows in 1939 for its '... healthy climate and atmosphere which so quickly promotes and assists recuperation.' Its location bordered the main highway, was on a rise, was within walking distance to the town, was opposite the golf course and at the junction of the Lancefield Road. It also already had a house which could be used for staff quarters (the cottage to the south which remains in 2018).

The Society's North Carlton property had been sold to allow for the purchase of the subject site, but it was still not enough to cover all of the building costs. In 1940 the Society's managing committee granted 2,000 pounds for the home's construction, on the condition that it be debt free on opening. Given that accommodation charges were lower than commercial rates, there would always be a need to finance the running costs which were covered by a one shilling per member per annum levee, plus reoccurring grants from the Order.

The Convalescent Home at the subject site was designed by architect Marcus Barlow, with construction completed in early 1941. An official opening party was attended by the Lord Mayor of Melbourne, local councillors and Officers of the Order (Barned, 1985:79). An article in the *Benalla Ensign* in May 1941 (16 May 1941:5) reported that the Manchester Unity Convalescent Home was a 'palatial building' opened by the Lord Mayor on 3 May 1941, attended by Oddfellows from all parts of the state, and built at a total cost of 12,000 pounds (Figure 2).

The home was noted as 'the first of its kind to be established by any Friendly Society in Victoria ... to provide members, their wives and widows with a suitable hostel where they may go during their convalescing stage after an illness, when they are in need of rest, quietness, and a complete change of air in order to assist them in recuperating and regaining their desired health' (*Benalla Ensign*, 16 May 1941:5).

The 1941 article further noted that the building was located on a property 400 feet by 400 feet, and that 'the buildings are set in spacious wooded grounds, surrounded by beautiful lawns. The main building is of two floors of painted brick, built in modern colonial style with wide verandahs and balconies overlooking glorious views and providing ample space for the enjoyment of the sun.' Early photos of the Convalescent Home are shown at Figures 3 and 4.

The article continues to provide a description of the kitchens, bedrooms, bathrooms and:

A face doorway opens to the main hall where a graceful semi-circular stairs leads to the upper floor. The lounge room is of generous proportions, with open timbered roof and a large open

fireplace as the central motif. Through the bay windows of this room beautiful views are obtained of the golf links and the mountains in the near distance.

The dining room with seating accommodation for about 35 diners, is a delightfully situated room whose large bay windows frame a view of wooded country and Camel's hump ...

... The trustees of the homes have completed a wonderful job replete with every modern appointment, beautifully furnished from the carpeted hall to the back entrance with furniture designed for comfort and restfulness. They have spared no effort on their part to make this convalescent home a thing of beauty and an asset to our order ... (Benalla Ensign, 16 May 1941:5).

The article noted that a staff cottage comprised a large living room, dining room, kitchen, six bedrooms, sleepout and wide verandahs. Brick garages were provided for guests (the garage remains to north, with later timber additions) (Benalla Ensign, 16 May 1941:5). The surrounding gardens (along with a vegetable garden) and a large putting green were attended by Bro. Thomas Surtees who was the garden caretaker for 37 years, from the opening in 1941 until 1978 (Barned, 1985:79). Managers of the Home included Mrs Jean Watson, Mrs Hamilton (1948-56) and Miss Agnes Wheeler (1961-78).

A photo dating between 1941 and c1954 showed the north and west elevations of the two-storey building and the original fence to the west boundary (Figure 5). Both elevations had balconies to the first floor (both since altered). Figure 5 labeled the property 'Manchester Unity Country Home'.

In 1978, the Order sold the property (totalling approx 3.8 acres) into private ownership, to Christine Monk, Gerald Hopa and Gerald Wilding, public servants. By 1989 Wilding was the sole owner, who sold to Chevron Pty Ltd in 1994 (LV:V9344/F063). From 1978 the property served as the Bentinck Private Hotel and Conference Centre (the timber conference centre was constructed by 1999; see Figure 6). The building continued to serve as a hotel, 'The Bentinck Country House' or 'The Bentinck' to c2013.

Later additions to the main two-storey building include a timber-clad storeroom (with a skillion roof) off the kitchen, and new entry way on the west elevation, permitted by Council in 1998. However, these were both later demolished to make way for a large single-storey brick addition off the south-west corner of the house (to serve as a dining room), permitted in 2000 (shown at Figure 6). As part of these works, the verandah floor (at the ground floor) to the west façade was raised to remove steps to the entry, and a ramp built (MRSC PF).

Further works were carried out to the building in 2005. A 2005 photo and drawing of existing conditions illustrate that by this date, the balcony to the north elevation had already been infilled at both levels, and the north end of the west (front) verandah had been infilled at both ground and first floor level (Figures 7-8). The 2005 works proposed to completely infill the first floor verandah to the west elevation and constructed the timber-clad gable south of this infill (Figure 8). The four existing windows were to be reused (MRSC PF). A photo (Figure 9) that dates to c2012 showed that the west verandah was not yet infilled.

A land acquisition (a triangular lot on the corner north-west corner of Romsey Road and Old Lancefield Road) was made to prevent the possible erection of a service station and the expected noise. In 2018 the property serves as Innisfree Whole Health Repair & Recovery.

Marcus Barlow, architect

Marcus Reginald Barlow (1890-1954) was one of Melbourne's most prominent and accomplished architects of the Interwar period. Not much is known about his early architectural training, however he entered into partnership with John H Grainger from 1914 to 1917. With John Little they briefly formed Grainger, Little & Barlow, with F G B Hawkins joining the firm in 1922-24. Barlow and Hawkins formed their own practice in 1924-27 (Schrader, 2012:66).

Barlow initially focused on domestic projects, as an early proponent of the bungalow type, before he focused on commercial office buildings by the late 1920s. He had a passion for skyscraper urbanism, as expressed in some of his designs, the most significant of which was the Manchester Unity Building on the corner of

Swanston and Collins streets, Melbourne (1932; VHR H411). Designed in the Commercial Gothic style, it was a scaled down version of Chicago's Tribune Building. Barlow's other key projects included the Century Building at 125-133 Swanston Street (1938-40; VHR H2250). Continuing his work for Manchester Unity, Barlow also designed the Moderne style Manchester Unity Oddfellows Building at 339 Swanston Street (1941) and the Manchester Unity Convalescent Home at 8 Carlisle Street, Woodend (1941). Barlow continued to practice after World War II (Schrader, 2012:66).

Manchester Unity Independent Order of Oddfellows (MUIOOF)

The Manchester Unity Independent Order of Oddfellows (MUIOOF) was established as a fraternal order, or friendly society, in Manchester, England in 1810, and founded in Victoria in 1840 (Australian Unity website).

The concept of the Manchester Unity Homes was first suggested in 1867 by Bro. Alfred Hill as 'Alms Houses' for distressed members, and received the order's backing in 1869. This resulted in a government land grant at North Carlton and Alms Houses were built around a square. However in 1888 the location was thought unsuitable and a site further out was sought with no result (TBA Planners et al., 1994:146). In 1910 the name was changed to the Manchester Unity Home and in 1913 two more houses were built. The Homes Trustees proposed a flat block in North Carlton in the 1930s, by demolition of the existing houses, and although this was not adopted by the Committee, the idea of obtaining another more healthily situated property was restated. A parliamentary act was passed to allow the transfer of the North Carlton site's tenure conditions to another site in a healthier location, either the seaside or a rural location. Macedon or Woodend were suggested by the Order's medical advisers, while the peninsula from Frankston to the south was investigated as a seaside location: both options resulted in many site inspections. In 1939 a site in Woodend was chosen (the subject site) (TBA Planners et al., 1994:146).

Manchester Unity since merged with various friendly societies and now operates as Australian Unity (Australian Unity website).



Figure 2. Photo published in a Victorian newspaper reporting on the opening of the building in May 1941 (*Benalla Ensign*, 16 May 1941:5).



Figure 3. Undated photo of the building, prior to the construction of a balcony to the north elevation (Photo held at property, site visit held June 2018).



Figure 4. Photo dating between 1941 (when constructed) and 1954 of the 'Manchester Unity Convalescent Home' (SLV Image H32492/7271).



Figure 5. The subject site in a photo dated between c1941 and 1954, now labelled the 'Manchester Unity Country Home' (SLV Image H32492/9293).

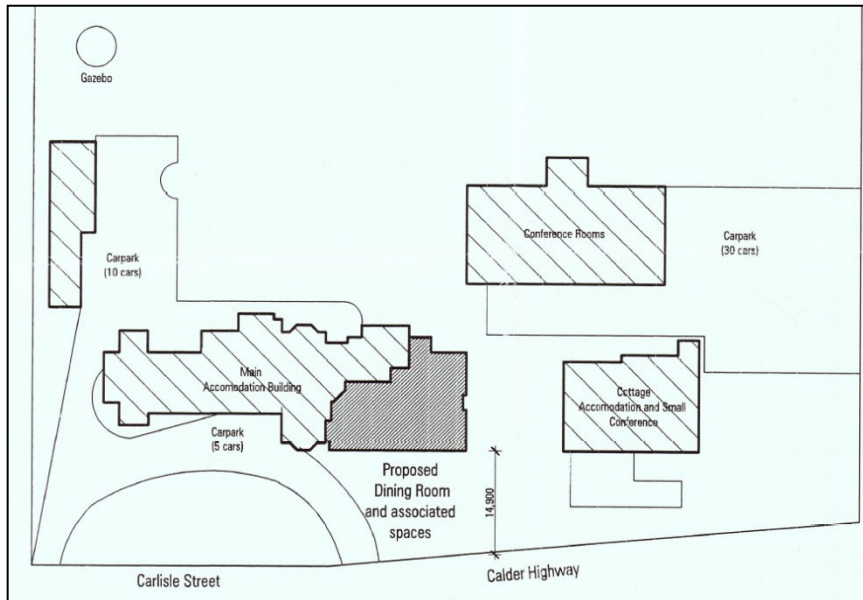


Figure 6. A plan of the site dating to December 1999, illustrating the (then proposed) large addition to the south-west corner of the building, and other extant buildings on the site. North is left (MRSC PF).

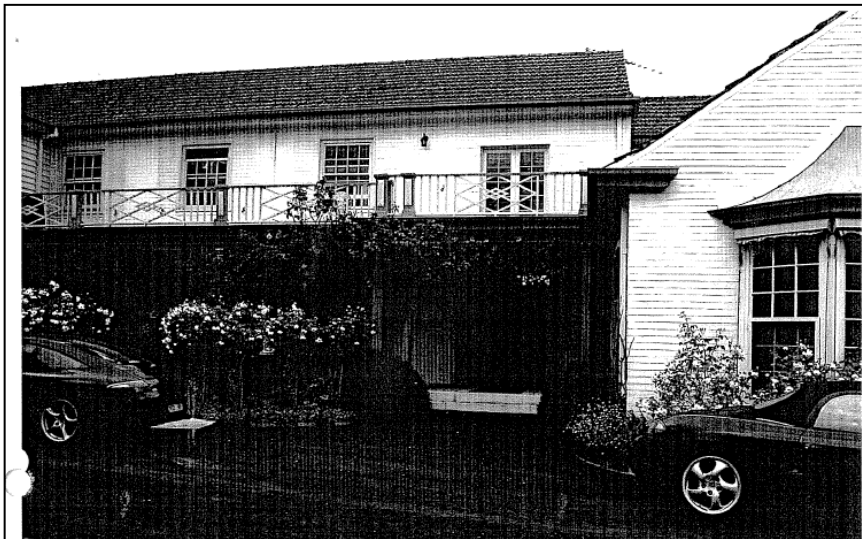


Figure 7. The west façade in 2005, prior to the complete infill of the first floor balcony and construction of the new first-floor gabled bay (MRSC PF).



Figure 8. Drawing of the west elevation in 2005, proposing the complete infill of the first floor verandah and additional gable at the south end (hatched areas) (MRSC).



Figure 9. The Bentinck Hotel c2012; note the first floor balcony was not yet infilled (Bentinck Hotel facebook page photos, photo uploaded 2012, accessed Sep 2018).

Description

The former Manchester Unity Convalescent Home is on a large site with three street frontages on the rise to the north of the Woodend township. The west boundary, to which the buildings front, is Carlisle Street and part of the Avenue of Honour. To the south is Romsey Road, to the east is Old Lancefield Road and the north boundary is adjacent properties.

The main building on the site is the Inter-War Georgian Revival styled two-storey building set behind a timber picket fence. The building faces west and is accessed by a wide sweeping gravel drive which runs across the front of the building. The painted brick building has intersecting terracotta tiled gable roof forms with simple timber fascias and eaves gutters. The Georgian Revival detailing includes the Saltire cross motifs (originally seen in balcony balustrades but now only simple version remains evident at rear of the building), the Georgian joinery detailing such as the main entrance door including fanlight and sidelights and the multipaned windows with timber shutters.

The principal internal spaces which remain intact to the original form include the entrance hall, staircase, first floor landing, the corridors at both levels on the northern side of the entrance hall and landing, and the lounge and dining room on the southern side of the entrance. The entrance hall is a generous open space with a finely detailed semi-circular staircase sweeping around the reception counter up to the balconied first floor landing. The corridors that run north of the entrance hall and landing at both levels retain the original form and materials including feature doors to the rooms on both sides and the original numbering and signage.

South of the entrance hall is the large open lounge and connected dining room, each with a bay window at the east and west ends. The elaborately detailed rooms include timber panelling, a raked timber lined ceiling with exposed decorative timber trusses and a large open fireplace.

There have been several additions to the main building since its completion in 1941 including weatherboard clad, sheet metal roofed sections to the northern end and to the rear (east). At the southern end is a large single-storey addition of painted brick with a banded brick parapet. The original open balcony at the front of the building above the main entrance has been filled in with a weatherboard clad wall with return gable end roof and windows with shutters to match the adjacent original detail.

Other buildings on the site include the brick and timber garage structure on the northern boundary behind the main building and an earlier Dutch gable roofed single storey residential cottage for staff fronting the Avenue of Honour at the southern end of the site. To the south east of the main building is the late twentieth

century conference building. It is a large low gable roofed, weatherboard clad rectangular structure with a verandah on all sides.

At the rear of the site is a mature garden with lawned areas, *Arbutus unedo* specimens, clipped hedges, bushes, ornamental lake and a tennis court.

Images



Figure 10. West elevation (GJM Heritage/Frontier Heritage, June 2018)



Figure 11. View from south west (GJM Heritage/Frontier Heritage, June 2018)



Figure 12. Staff cottage south of the main building (GJM Heritage/Frontier Heritage, June 2018)



Figure 13. Conference building south-east of the main building (GJM Heritage/Frontier Heritage, June 2018)



Figure 14. Garages (GJM Heritage/Frontier Heritage, June 2018)



Figure 16. Main building entrance door (west elevation) (GJM Heritage/Frontier Heritage, June 2018)

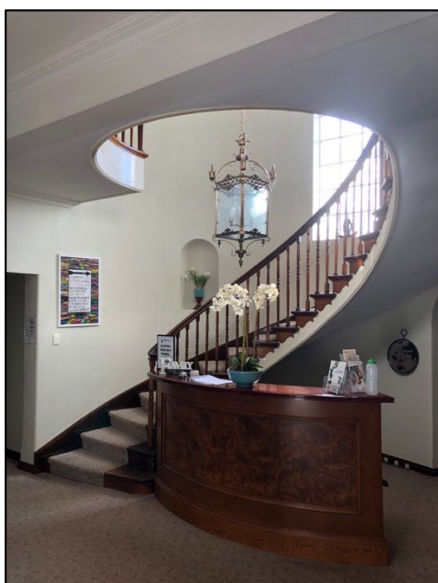


Figure 18. Stairwell in entrance foyer (GJM Heritage/Frontier Heritage, March 2019)

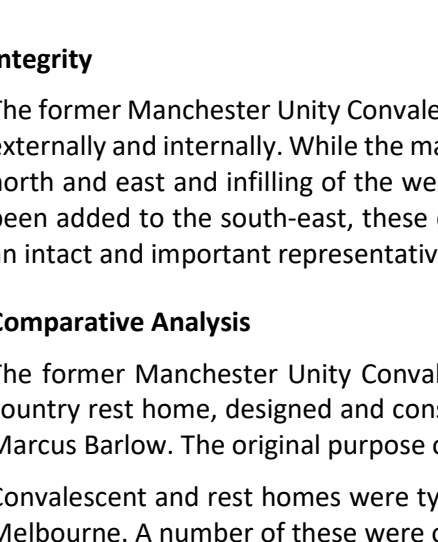


Figure 15. South east corner of main building (GJM Heritage/Frontier Heritage, June 2018)



Figure 17. Main building northern elevation (GJM Heritage/Frontier Heritage, June 2018)

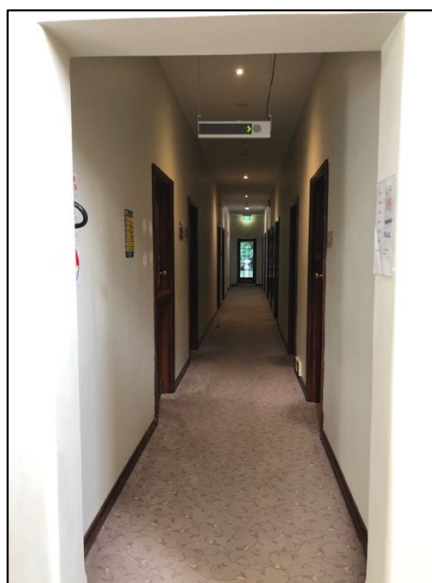
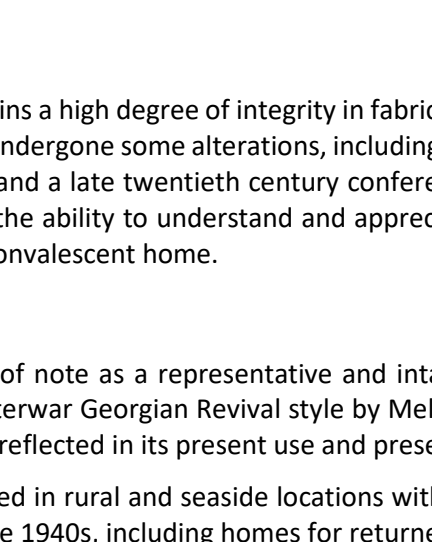


Figure 19. First floor corridor (GJM Heritage/Frontier Heritage, March 2019)



Integrity

The former Manchester Unity Convalescent Home retains a high degree of integrity in fabric, form and detail externally and internally. While the main building has undergone some alterations, including additions to the north and east and infilling of the western verandah, and a late twentieth century conference building has been added to the south-east, these do not diminish the ability to understand and appreciate the place as an intact and important representative example of a convalescent home.

Comparative Analysis

The former Manchester Unity Convalescent Home is of note as a representative and intact example of a country rest home, designed and constructed in an Interwar Georgian Revival style by Melbourne architect Marcus Barlow. The original purpose of the building is reflected in its present use and presentation.

Convalescent and rest homes were typically constructed in rural and seaside locations within easy reach of Melbourne. A number of these were opened during the 1940s, including homes for returned servicemen by

the RSL and others for children and mothers, typically by religious denominations. The Manchester Unity Convalescent Home in Woodend, for members and friends, replaced an existing facility in North Carlton when a healthier location was sought and the opening of this new facility was widely reported in contemporary newspapers.

No similar facilities are included in the Heritage Overlay of the Macedon Ranges Shire Planning Scheme.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend demonstrates the recognition of the benefits of a healthy climate afforded by rural locations such as Woodend for the assistance of recuperation, particularly during the 1940s.

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend is a rare surviving example of a recuperative rest home within the Macedon Ranges Shire. Rest homes were typically established by friendly societies and churches at country and seaside locations and the former Manchester Unity Convalescent Home, Woodend remains to demonstrate this once common building type.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

The former Manchester Unity Convalescent Home, 8 Carlisle Street, Woodend has close associations with Melbourne architect Marcus Barlow, who designed a number of buildings for Manchester Unity, including the innovative and prominent Manchester Unity building, Swanston Street, Melbourne. This place demonstrates Barlow's connection with this friendly society.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	Yes - to the extent of the main entrance foyer, stair, ground and first floor corridors and formal lounge/dining with timber truss ceiling
Tree Controls?	Yes - to the extent of mature exotics surrounding the ornamental lake
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes - to the extent of the staff cottage and original brick garages
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 20. Aerial photo of 8 Carlisle Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Australian Unity, 'Our History', <<https://www.australianunity.com.au/about-us/our-history>>, accessed Sep 2018.

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Benalla Ensign [Vic].

Hawkins, Janet (1995), *A Woodend Walk*, Woodend & District Heritage Society, Woodend [Vic.].

Landata Victoria (LV), Certificates of Title as cited.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 8 Carlisle Street WOODEND VIC 3442 PLN-1998-459, PLN-1999-730, PLN-2005-325 & PLN-2005-425.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Schrader, Ben (2012), 'Marcus Barlow' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp66-67.

State Library of Victoria (SLV), picture collection: The Rose Series collection, as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

SPRINGFIELD STATE SCHOOL NO. 1963 (FORMER)

Other Names: Woodbrook Nursery

Address: 3 Clarkes Lane, Woodend North

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: School, House	Architect: Henry Bastow
Grading: Locally significant	Builder: William M McGibbon
Integrity: Very High	Construction Date: 1877
Recommendation: Include in the Heritage Overlay	Extent of Overlay: To property title boundaries



Figure 1. 3 Clarkes Lane, Woodend North (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The Former Springfield State School No 1963, 3 Clarkes Lane, Woodend North, a school built in 1877.

Elements that contribute to the significance of the place include (but are not limited to):

- The school building's original form, materials and detailing
- The school building's high level of integrity to its original design.

Substantial later additions and outbuildings to the east of the original school building are not significant.

How is it significant?

The Former Springfield State School No 1963 is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Former Springfield State School No 1963 is of historical significance as a demonstration of the increasing importance of education in the life of country towns in the 1870s. It has strong associations with the local former Springfield community as a place of education (Criterion A).

The Former Springfield State School No 1963 is an intact and representative example of a small nineteenth century school within a rural township. It displays typical characteristics of a small school from the 1870s in the Woodend area and across Victoria more broadly, including a two-roomed, T-shaped gabled form with porch and an unadorned exterior (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.2 Educating people.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local

destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

Formerly part of the Springfield district, one acre at the south-west corner of allotment 68 (Parish of Woodend; the subject site) was gazetted as a school reserve on 23 March 1877. The school was designed under Henry Bastow, Chief Architect of the Victorian Public Works Department. The brick building (24ft x 16ft) comprised three rooms, including living quarters for the head teacher, and was erected in 1877 by William M McGibbon from Castlemaine for a total of 550 pounds. It was constructed with an iron clad roof, the internal walls plastered and the ceiling constructed of T&G varnished boards.

Springfield State School No. 1963 opened on 1 January 1878 (Figure 2)¹, under head teacher John Muntz, previously a teacher in Woodend. The opening saw the closure of two earlier denominational schools in Woodend, No. 666 and No. 684, on 31 December 1877 (Blake, 1973:802-3).

During the design stage Muntz requested a 3rd chimney for the living quarters – the Department architect replied that ‘if the teacher requires such a luxury, I think he should provide it for himself.’ Muntz and his wife first resided in the building’s living quarters, however, Muntz soon built his own cottage on the west side of Mt Alexander Road (current Avenue of Honour; remnants of the house remain in 2018) (Boxshall, 2017:123).

In c1880 a five feet high front picket fence and side fences of post and rail were constructed around the school property, to keep out wandering stock. In 1886, when attendance at the school fell to ten pupils, it was proposed that it be amalgamated with Tylden, however this was not done and the school was closed on 16 January 1887, despite local opposition (Blake, 1973:803).

The living quarters were leased to Pat Bowes in the late 1880s, Isaac Batey in the early 1890s and his son, Herbert Batey in the early 1900s. In 1892 the Springfield community (parents Thomas Bowyer, James Clark and John Johnston and others) sought the school’s reopening. By 1900, the schoolroom served as a Presbyterian Church and Sunday School, when the site was being considered for disposal by the Education Department. The school building served a variety of uses after the Department sold the property (date not confirmed) (Boxshall, 2017:172).

In the 1990s the property served as Woodbrook Nursery. Plans of the site that date to 2003 show that the large attached residence to the east had been constructed in part. At this date, a permit was granted for further additions to the modern residence, and a garage near the front boundary. The plans for these works showed a timber shed and iron shed, both to the south-east of the school building, that were removed to make way for these works (MRSC PF).

¹ Blake (1973:802-803) refers to the locality as ‘Springhill’, but ‘Springfield’ in the index.



Figure 2. A photo of State School No. 1963, presumably taken during its operation as a school between 1878 and 1886 (Barned, 1985:94).

Description

This corner site is relatively flat land with the original school building positioned close to the south west corner. Access to the building is via a gravel drive fronting Clarkes Lane (south) near to the corner of the Avenue of Honour. The property has numerous winding gravel paths, an ornamental lake and waterways with bridges, stands of mature trees and landscaped areas all probably associated with the period it operated as a nursery.

The former school is a single-storey, red brick on bluestone base building with intersecting gable roofs clad in corrugated sheet metal. The school building faces west (to Avenue of Honour) with a small gable roofed entry porch in front of the main gable roofed class rooms. An intersecting lower gable roof form extends to the north and this section is assumed to be the original school master's residence.

The simple unadorned face brickwork elevations are punctuated with ornamental cast iron vent covers, symmetrically positioned multi paned timber framed sash windows with bluestone sills and timber doors. The east and west gable ends of the main roof, and the northern end of the residence roof include timber louvred vents and there are timber finials to the gable ends of each roof section. At the intersection of the school rooms and the residence wing is the brick chimney with stepped brickwork and a modern sheet metal capping.

Attached to the north east side of the brick former school building is a recent substantial single-storey timber addition with multiple intersecting hip and gable roof forms extending to the north and the east of the original building. The footprint of the addition is about 5 times the footprint of the original school building.

Further east of the former school building, along the southern boundary facing Clarkes Lane are a number of modern outbuildings including a large sheet metal shed.

Images



Figure 3. West elevation (from Avenue of Honour) (GJM Heritage/Frontier Heritage, May 2018)



Figure 4. South west corner of former school building (GJM Heritage/Frontier Heritage, May 2018)

Integrity

The Former Springfield State School No 1963 retains a high degree of integrity in fabric, form and detail. While substantial additions have been constructed to the east of the school building, these do not diminish the ability to understand and appreciate the place as an intact and representative example of a small nineteenth century school.

Comparative Analysis

The Former Springfield State School No 1963 is of note as an intact and representative example of a small school building in the Shire of Macedon Ranges. It is one of hundreds of schools, many in small rural locations, designed and constructed throughout Victoria in the 1870s by the Department of Education under chief architect and surveyor, Henry Robert Bastow.

A number of small school buildings from the 1870s period are included in the Heritage Overlay of the Macedon Ranges Planning Scheme on an individual basis. These include:

- Cobaw Primary School, 1141 Three Chains Road, 1871, bluestone (HO124)
- Darraweit Guim State School No 878, 2 Darraweit Valley Road, c1877, bluestone (HO16)
- Malmsbury Public School, 28 Cameron Street, 1973-74, bluestone (HO38)
- Romsey State School, 142 Main Street, 1880, brick (HO143)
- Lancefield State School, 80 High Street, 1874, brick (HO102)
- Residence (former Rochford School), 381 Rochford Road, Rochford, c1870s, brick (HO244)

The original two-roomed Former Springfield State School No 1963 is highly intact externally and clearly demonstrates its use as an early school for the local Woodend community. Despite substantial additions made to the east of the original school building, the original form is clearly visible from the public realm. It is directly comparable to the schools listed above and displays a range of similar characteristics including size, form and an unadorned exterior.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history*

The Former Springfield State School No 1963 is of historical significance as a demonstration of the increasing importance of education in the life of country towns in the 1870s. It has strong associations with the local former Springfield community as a place of education.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Former Springfield State School No 1963 is an intact and representative example of a small nineteenth century school within a rural township. It displays typical characteristics of a small school from the 1870s in the Woodend area and across Victoria more broadly, including a two-roomed, T-shaped gabled form with porch and an unadorned exterior.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below

(Note that this has been corrected to account for distortion between the cadastral boundaries and the aerial).

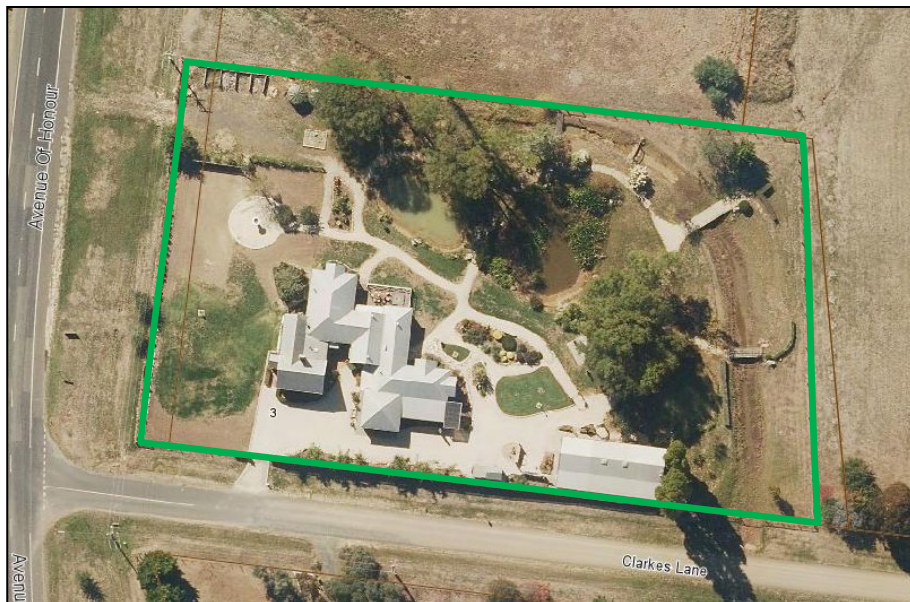


Figure 5. Aerial photo of 3 Clarkes Lane, Woodend North (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Blake, L. J (ed.) (1973), *Vision and Realisation : a centenary history of state education in Victoria*, Melbourne.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 3 Clarkes Lane WOODEND NORTH VIC 3442 MBS-2003-839, MBS-2003-1067.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

LYNDHURST

Address: 6-8 Collier Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated April 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House, Outbuilding	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1892, 1912-13 (house) Edwardian period (outbuilding)
Recommendation: Include in the Heritage Overlay with outbuilding and fence controls triggered.	Extent of Overlay: To property title boundaries



Figure 1. 6-8 Collier Street, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

Lyndhurst, 6-8 Collier Street, Woodend, a house built in two stages in 1892 and 1912-13 and an associated outbuilding.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's form, materials and detailing from the 1892 and 1912-13 phases of construction
- The house's high level of integrity to its original design and 1912-13 design
- The outbuilding's form, materials and detailing
- The outbuilding's high level of integrity to its original design
- The four brick gate posts on the front boundary.

Later alterations and additions, including the two-storey addition to the north-east of the original house, are not significant.

How is it significant?

Lyndhurst is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Lyndhurst is illustrative of residential development which occurred in rural townships in the late nineteenth and early twentieth centuries (Criterion A).

Lyndhurst is a fine and representative example of a Victorian Italianate house, with a substantial Edwardian addition and a substantial, intact Edwardian outbuilding, in a rural township. It displays typical features of an Italianate house (hipped roof, decorative timber corbel eaves brackets, verandahs, decorative cast iron verandah frieze and brackets and double hung sash windows) and Edwardian house (red brick walls, prominent terracotta tile clad Dutch hipped roof with decorative terracotta ridge capping, rendered brick chimneys and verandah formed from continuation of main roof) in Woodend and across Victoria more broadly. The associated outbuilding displays Edwardian characteristics such as a terracotta tile clad gable roof with decorative terracotta ridging and a red brick chimney with roughcast banding (Criterion D).

Lyndhurst is a well-considered and carefully detailed house. Composed of two contrasting adjacent sections from different periods of construction, the house presents a picturesque composition from the late nineteenth and early twentieth centuries (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians
- 9 Shaping cultural and creative life
 - 9.1 Participating in sport and recreation.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Lyndhurst was originally part of a larger property comprising the residential complex and 'horse repository' or stables site of horse dealer James Arthur Johnson, whose clients reportedly included the Indian army and Maharajas.

During the first stage of the site's occupation in the 1890s, Johnson was a draper with a shop in High Street. The first house (closest to Collier Street) at the subject site was constructed for Johnson in 1892. During the 1890s he was better known as a clothier and outfitter in Woodend, although he advertised in a local newspaper in 1888 to buy a draught horse. He notified the public of a 'Monster Clearing Cash Sale' in 1894, preparatory to reconstructing his outfitting premises.

Local newspapers referred to Mr Johnson's residence in Woodend as 'Lyndhurst' as early as 1896 (*Kyneton Observer*, 12 Dec 1896:5). Towards the end of the 1890s Johnson began to add cottages to his various other holdings on Collier Street. By 1900 Johnson had a 'horse repository' built next to Lyndhurst. A local newspaper reported in April 1900 that Mr J. A. Johnson's 'new stables' were approaching completion in Collier Street, and were 'built on the lines of Kirk's Horse Bazaar in Melbourne' (*Kyneton Observer*, 28 Apr 1900:3). It is suggested that the stables were located north of the current 6-8 Collier Street, and were demolished over 70 years ago (Keating, pers. comm., 8 Feb 2019). After 1900, Johnson was listed briefly as a produce merchant, then, as a commissioned (horse) agent.

Johnson added a second house (immediately to the south-east of the first house) in 1912-13, when the Net Annual Valuation for the subject site nearly doubled, as recorded in the rate books. Both this house and the outbuilding at the north east corner of the property stylistically date to the Edwardian period. In 1912 Johnson owned four other houses in Collier Street (numbered off 1-4 in rate books) (and one in Forest Street), almost owning the whole street. Johnson had dispensed with his High Street shop by 1912.

Betty Barned described Johnson's Collier Street horse complex in *Woodend On The Five Mile Creek* (1985) as 'an enormous property in Collier Street, from the rear of Keating's Hotel to where the Presbyterian Church is situated. It consisted of two enormous stables and a very lovely residence next door ... He and his son and their head stable hand would travel over Southern NSW and in Victoria's Western District. Many farmers kept a number of blood mares and ponies for breeding to supplement their income ... Johnsons had possibly 30 stable hands. They and their families were all permanent residents.'

'After the Royal Melbourne Show each year where the top quality horses would be shown, a special ship would be chartered for India, loaded with fodder, straw and hay, and the stable hands would leave on the trip. Some horses were sold to the Indian Government as Army remounts and the polo ponies and hunters sold to the Maharajas who paid enormous sums for a really top class animal. One occasion he ... was presented with a Silver Streak Rolls Royce from a satisfied client' (Barned, 1985).

Around 1918 most of Johnson's properties were transferred to Arthur R Johnson, only to be returned to his name by the early 1920s. His wife, Ellen Johnson (daughter of Charles Ritchie), was the owner of the sites by the mid-1920s, indicating James' death. Ellen's estate continued to own a reduced number of sites through the 1930s.

By c2000, a two-storey timber clad building was constructed at the rear of the first house, as shown in Figure 2 (MRSC PF).



Figure 2. The west elevations in drawings dated 1999, illustrating the proposed timber building to the rear of the earlier house (MRSC PF).

Description

The property is formed of three rectangular blocks of land on the east side of Collier Street, Woodend. The north, south and east boundaries front public rights of way. A (modern) timber picket fence, with four brick gate posts, forms the western boundary along Collier Street. The brick gate posts with rendered caps (and modern gates) appear to be early in date, providing pedestrian and vehicular access.

The main building on the property is a large residence at the northern end of the site. It has three distinct phases of development appearing as three individual buildings, albeit conjoined into a single structure. To the east of the house, at the northern end of the east boundary is a single-storey outbuilding.

At the southern end of the property is the vehicle access from Collier Street, defined by brick gate posts. The gravel drive sweeps around the tree lined south and east paling fence lines to the rear courtyard between the house and the outbuilding at the northern end of the site.

The front portion of the residence, which is set back a few metres off the Collier Street fence line at the northern end, is the oldest of the three sections. It is a single-storey, hip roofed Italianate style timber house with front and return (south) verandah. The symmetrical façade is of ashlar timber between large double hung timber sash windows and a central paneled timber door with glazed sidelights. The concave timber framed verandah has turned posts with decorative iron brackets and frieze. Above the verandah, the corrugated sheet metal roof eave features decorative timber corbel brackets. There is a single brick chimney on the southern roof ridge line.

At the rear of the Italianate timber house is an attached red brick structure which is offset such that it too has a frontage to Collier Street, with brick gate posts leading to a separate front entrance porch and doorway. This large, single-storey brick pavilion has a terracotta tile clad hip roof which presents as a separate building

form. The prominent Dutch hipped roof has decorative terracotta ridge capping tiles and two rendered brick chimneys. The main roof forms a verandah across part of the west façade and like the Italianate timber buildings verandah, this verandah is timber framed. It also has turned timber posts and decorative iron brackets and frieze but is unusual in that the posts, brackets and frieze are set in from the fascia and gutter line. At the junction between the two buildings, the materials and stylistic detailing collide with a section of corrugated sheet metal clad verandah with turned timber corbel brackets connected to the terracotta clad Dutch hip roof. The walls of this pavilion are of face brickwork and the windows and doors timber framed and similar form to the Italianate building.

The third portion of the residential building is of similar footprint to the earlier two sections. It is a modern two-storey weatherboard clad building attached to the rear of the Italianate house (east) and the side (north) of the Dutch hipped pavilion. The hipped roof is clad in corrugated sheet metal and the windows are multi paned timber framed sashes and timber framed awnings.

The outbuilding in the north east corner of the site is an Edwardian structure of materials and details reminiscent of the two original phases of the residential development. It is a single-storey, ashlar timber fronted (west) building with a terracotta tile clad gable roof. The ridge line is decorated with patterned ridge tiles and a red brick chimney with roughcast banding. The west elevation, which faces into the courtyard area has timber framed windows and door openings and the timber rafters are expressed below the gutter and fascia line and there is a band of roughcast render on the wall between the rafters and the window heads. The southern elevation, which includes the gable end is simply weatherboard clad and it is assumed the north and east elevations which are currently clad in a modern ribbed sheet metal material were also originally weatherboard clad.

Images



Figure 3. Collier Street elevation showing 1890s part (left) and 1910s (right) (GJM Heritage/Frontier Heritage, May 2018)



Figure 4. Rear of site view showing southern end of the outbuilding and rear of 1910s section of main building (GJM Heritage/Frontier Heritage, May 2018)



Figure 5. View of west elevation of the outbuilding (GJM Heritage/Frontier Heritage, May 2018)



Figure 6. Rear view of third (20th century) part of main building and south end of the outbuilding (far right) (GJM Heritage/Frontier Heritage, May 2018)

Integrity

Lyndhurst retains a high degree of integrity in fabric, form and detail. This includes the original 1892 house, substantial 1912-13 addition and outbuilding at the rear of the property. While the house appears to have undergone some alterations and additions, including a large two-storey addition to the north-east corner of the original house in c2000, these do not diminish the ability to understand and appreciate the place as a fine example of a Victorian house and a substantial, intact outbuilding built in a rural township.

Comparative Analysis

Lyndhurst is of note as a fine and representative example of a Victorian house, with a substantial Edwardian addition and associated outbuilding, in a rural township. It is one of a number of Victorian and Edwardian houses which remain in rural townships in the Shire of Macedon Ranges and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. These include:

- Polychromatic Brick and Weatherboard House, 21 Baynton Street, Kyneton (HO11) [brick and timber, 1880s?]
- Polychromatic Brick Residence, 23 Baynton Street, Kyneton (HO12) [brick, 1880s]
- Brick Residence, 55 Ebdon Street, Kyneton (HO70) [brick, 1870s/1880s]
- Ivy Leigh, 268 Station Road, New Gisborne (HO301) [brick, c1880]
- Lyell House 35 Aitken Street, Gisborne (HO291) [brick, c1894]
- Residence (Eblana), 59 Howey Street, Gisborne (HO281) [1896]
- Maloa House, Outbuildings and Landscaping, 64 High Street, Woodend (HO104) [1906]
- House, Oaks and Garden, 9-13 William Street, Romsey (HO242) [c1911]

Lyndhurst retains sufficient integrity to clearly demonstrate the characteristics of a substantial Victorian and Edwardian house and a substantial, intact outbuilding in a rural township in the Macedon Ranges Shire. It is directly comparable to the places listed above and displays a range of similar characteristics.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Lyndhurst is illustrative of residential development which occurred in rural townships in the late nineteenth and early twentieth centuries.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Lyndhurst is a fine and representative example of a Victorian Italianate house, with a substantial Edwardian addition and a substantial, intact Edwardian outbuilding, in a rural township. It displays typical features of an Italianate house (hipped roof, decorative timber corbel eaves brackets, verandahs, decorative cast iron verandah frieze and brackets and double hung sash windows) and Edwardian house (red brick walls, prominent terracotta tile clad Dutch hipped roof with decorative terracotta ridge capping, rendered brick chimneys and verandah formed from continuation of main roof) in Woodend and across Victoria more broadly. The associated outbuilding displays Edwardian characteristics such as a terracotta tile clad gable roof with decorative terracotta ridging and a red brick chimney with roughcast banding.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Lyndhurst is a well-considered and carefully detailed house. Composed of two contrasting adjacent sections from different periods of construction, the house presents a picturesque composition from the late nineteenth and early twentieth centuries.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes - outbuilding and brick gate posts
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 7. Aerial photo of 6-8 Collier Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Betty Barned (1985), *Woodend On The Five Mile Creek*. Cited in TBA Planners (1994), history for the subject site.

Keating, John (owner), personal communication via letter to Council, dated 8 February 2019.

Kyneton Observer.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 6-8 Collier Street WOODEND VIC 3442 MBS-1999-189.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

ZION BAPTIST CHAPEL (FORMER)

Address: 2\TP856403 Colwells Road, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Church	Architect: Not known
Grading: Locally significant	Builder: Samuel Ward
Integrity: Very High	Construction Date: 1869
Recommendation: Include in the Heritage Overlay with prohibited uses triggered	Extent of Overlay: To property title boundaries



Figure 1. Zion Baptist Chapel, Colwells Road, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The Zion Baptist Chapel, Colwells Road, Woodend, a chapel built in 1869 for the Strict Baptist Church.

Elements that contribute to the significance of the place include (but are not limited to):

- The chapel's original form, materials and detailing
- The chapel's high level of integrity to its original design.

How is it significant?

The Zion Baptist Chapel, Colwells Road, Woodend is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Zion Baptist Chapel, built in the nineteenth century, has strong associations with the early history of the Woodend district as a place of worship which offered exclusive membership to Particular Baptists - a minority and strict religious group (Criterion A).

The Zion Baptist Chapel is a fine and representative example of a small and austere nineteenth century rural chapel. It displays typical features of a simple place of worship from this period in Woodend and across Victoria more broadly, including a gabled hall-like form and an unadorned exterior (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.1 Maintaining spiritual life.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The Chapel was built in 1869 (as per the inscription on the façade) on land that formed part of Robertson & Laidlaw's Crown Grant. Richard Adams, who had joined the Particular Baptists in 1850, sold a quarter of an acre for £5 as a site for the Zion Baptist Chapel (Williams 2004). At the rear of the Chapel is a timber skillion section which housed the ministers.

Local newspapers reported on various events at the Chapel. The daughters of William Adams had their double wedding there in 1880. In 1889, the *Woodend Star* reported a large gathering at the Annual Meeting of the Strict Baptist Chapel, which attracted 40 visitors from Melbourne. Another fragment of the building's history was the announcement that 'Elijah' would be sung at the Chapel in September 1894 in front of what was expected to be a large attendance.

After 71 years, services at the Chapel stopped due to lack of attendance and the property was sold in 1940. In 2018 the building is vacant.



Figure 2. The north and east elevations of the Zion Baptist Chapel; no date to photo (Smith, 1994).

Strict Baptist Church

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

Strict (or Particular) Baptists divided from the Baptist Union with their Calvinistic belief that atonement was only for the elect rather than all mankind. Such a church was established in London in 1633 and continued to expand, but in lesser numbers than the General Baptists. The two branches formed in Melbourne in the nineteenth century: the Strict Baptists under pastor JJ Mouritz in Fitzroy, and the General Baptists under Rev. Ham on Collins Street. In Geelong, a Zion Church was built in 1856 (with alterations in 1876) at 10 Little Ryrie Street. The Zion Baptist Chapel on Colwells Road, Woodend, was built in 1869. Both remain today.

Description

The Chapel is a small rectangular brick building with rear timber addition. It is located in a paddock and fronts the road boundary with an approximately 10 metre setback. The main section of the building is of brickwork above a rough cut stone base. The corrugated sheet metal clad roof is of gable form with rendered brick parapets at the north and south ends.

The front of the Chapel (south elevation) has a centrally located pair of simple timber doors with rendered brick voussoirs over. Above the door, in the gable end, is a simple expressed brickwork frame around cement panels with the wording 'Zion Baptist Chapel 1869' raised on the panels. The gable end parapet is partially missing but the original stepped and rendered brickwork form of the parapet capping remains evident on the east side. There is also evidence of some brickwork repointing to this elevation at low level either side of the entrance door.

The simple unadorned east and west walls have two symmetrically positioned vertical window openings either side with rendered brick sills and flat rendered brick voussoirs over. The windows have been removed and the openings sealed with corrugated sheet metal. There is evidence of a white wash or paint finish to the east wall brickwork.

Attached at the rear of the brick structure is a small timber framed, weatherboard clad structure, which has a brick chimney and a gable roof form clad in corrugated sheet metal. The timber rear section of the chapel is in a deteriorated state.

Images



Figure 3. View from south east (GJM Heritage/Frontier Heritage, June 2018)



Figure 4. Front (south) elevation (GJM Heritage/Frontier Heritage, June 2018)

Integrity

The Zion Baptist Chapel retains a high degree of integrity in fabric, form and detail. While the building has undergone some minor alterations, these do not diminish the ability to understand and appreciate the place as a fine and highly intact example of a rural chapel.

Comparative Analysis

The minority nineteenth century Christian church known as the Particular or Strict Baptist Church held their first services in Victoria in Melbourne in 1840 and it appears that few buildings were constructed in Victoria to accommodate their small congregations. The Zion Baptist Chapel, Colwells Road, Woodend, built in 1869, is one of a small number of remaining places of worship associated with this exclusive religion. Other identified examples which are included in the Heritage Overlays of their respective Planning Scheme are:

- Mt Zion Particular Baptist Church, 10 Little Ryrie Street, Geelong, 1856 & 1876 (HO975, City of Greater Geelong & VHR H1122)
- Former Ebenezer Particular Baptist Church, 159 Victoria Parade, Collingwood, 1870 (HO139, City of Yarra)

The Mt Zion Particular Baptist Church, Geelong and the Former Ebenezer Particular Baptist Church, Collingwood are both small, simple hall-like places of worship, with austere classically inspired exteriors, typical of the Baptist denomination. These buildings clearly illustrate the strict puritanical views of this religion and exclusive membership of this particular minority church.

Situated in a remote location near Newham, the Zion Baptist Chapel, Woodend is a small, simple hall-like place of worship, severely austere in character. The intact building clearly demonstrates its association with the Strict Baptist Church and shares similar historical values to the Mt Zion Particular Baptist Church, Geelong and the Former Ebenezer Particular Baptist Church, Collingwood.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Zion Baptist Chapel, built in the nineteenth century, has strong associations with the early history of the Woodend district as a place of worship which offered exclusive membership to Particular Baptists - a minority and strict religious group.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Zion Baptist Chapel is a fine and representative example of a small and austere nineteenth century rural chapel. It displays typical features of a simple place of worship from this period in Woodend and across Victoria more broadly, including a gabled hall-like form and an unadorned exterior.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	Yes
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.



Figure 5. Aerial photo of 2\TP856403 Colwells Road, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

Smith, Gavin (1994), *All wild and lonely bush : a record of Kerrie, Cherokee and Rochford*, Romsey [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

PINDARI

Address: 2-8 Dickens Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: House	Architect: Oakley & Parkes
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1931-32
Recommendation: Include in the Heritage Overlay with tree controls triggered and front fence subject to notice and review	Extent of Overlay: To property title boundaries



Figure 1. 2-8 Dickens Street, Woodend (GJM Heritage/Frontier Heritage, June 2018)

Statement of Significance

What is significant?

Pindari, 2-8 Dickens Street, Woodend, a house built in 1931-32 and designed by architects Oakley and Parkes.

Elements that contribute to the significance of the place include (but are not limited to):

- The house's original form, materials and detailing
- The house's high level of integrity to its original design
- 1930s gate and fence along the northern boundary
- Garden, mature trees and plantings.

The garage and other outbuildings, and later additions to the rear (south) and west side, and the enclosure of the front (north) porch and east verandahs, are not significant.

How is it significant?

Pindari is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Pindari is illustrative of residential development which occurred in rural townships in the inter-war years of the twentieth century (Criterion A).

Pindari is a fine, intact and representative example of an Inter-war house. It displays typical features of a house of the 1930s in Woodend and across Victoria more broadly, including informal massing with asymmetrical elevations, tiled hipped roof forms and multi-paned windows (Criterion D).

Pindari is a well-considered and carefully detailed house set in a mature garden. The timber house, with rubble stone and roughcast chimneys, chunky bluestone porch piers and balustrade and thick timber brackets, together with the garden, presents a highly picturesque composition from the Inter-war period (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed

a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The subject site forms part of Crown Allotment 41 (Parish of Woodend, County of Dalhousie), originally purchased from the Crown by Owen Reilley (or Reilly) in 1857 (LV:V1551/F085). In 1919, Reilley sold just under 36 ½ acres to John Fraser Gilchrist, Woodend storekeeper, who subdivided his property to form Mount View Estate, the lots of which were on-sold from 1921 (LV:V4219/F625). Mount View Estate, Woodend, comprising '21 choice residential allotments,' was advertised for sale from 1920 (*The Herald*, 18 Mar 1920:16).

Gilchrist sold lots 4 and 5 (current 2-8 Dickens Street; totaling just over 1 ½ acres) of the Estate to Lorna Mary Currie in February 1922. In March 1928, the lots (which remained land until 1930) were purchased by Thomas Tevlin, Woodend storekeeper, who sold to Ernest Spencer Bates, merchant of "Sussex" in Seacombe Grove, Middle Brighton, in December 1930 (LV:V4531/F116; TBA Planners et al., 1994:221). An Ernest Spencer Bates of Middle Brighton was noted in Victorian newspapers in 1920 as a 'confectioner' and 'chocolate manufacturer' (*Age*, 30 Jun 1920:8; *Healesville and Yarra Glen Guardian*, 17 Jul 1920:2), which appears to have been a family business, with a brother, Charles Frederick Bates, also a Melbourne confectioner (*The Herald*, 23 Aug 1932:1).

Specifications for construction of the house, dated December 1930, recorded that the timber residence in 'Mount View Estate' for owner E S Bates was designed by architects Oakley & Parkes of Melbourne. Architectural drawings of the house by architects Oakley & Parkes (held by the owner) illustrate elevations and plans of the house (Figures 2-7). The specifications indicate that the property was to include a cyclone fence and gates (fence to the front boundary remains in 2018). Written specifications for the build states that 'all hardwood weatherboards to walls, jarrah plinth and balustrades to verandah, sleep-out and rear porch are to be given two coats of glassard oil' (MRSC PF). The house was constructed in 1931-32 (TBA Planners et al., 1994:221).

Bates sold the property to Lorraine Investments Pty Ltd in 1936, who retained ownership until 1960 (LV:V4531/F116). The company, which was associated with the Nicholas family, owned Shirley Park stud farm, located nearby in Woodend (established c1933) and the house 'Alton' in Mount Macedon. 'Pindari' reputedly served as the manager's residence for Shirley Park for a period (a new manager's residence was built at Shirley Park in 1937) (TBA Planners et al., 1994:752).

Subsequent owners were the Jerrams from 1960 and Rowsells from 1992 (LV:V4531/F116). In 1969, the social pages of the *Australian Women's Weekly* (5 Nov 1969:10) announced the engagement of Barbara Jerram, daughter of Lieut-Commander and Mrs V G Jerram of 'Pindari, Woodend'.

Recent additions to the house include a faceted bay and verandah to the rear (south) elevation, and addition to the west of the original garage, all sympathetic to the original design (date of additions not confirmed).

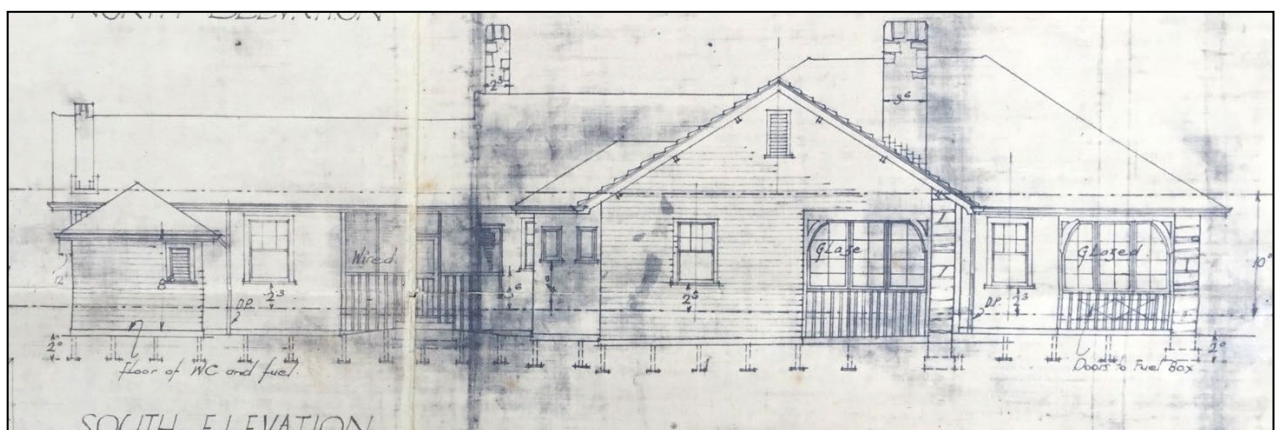
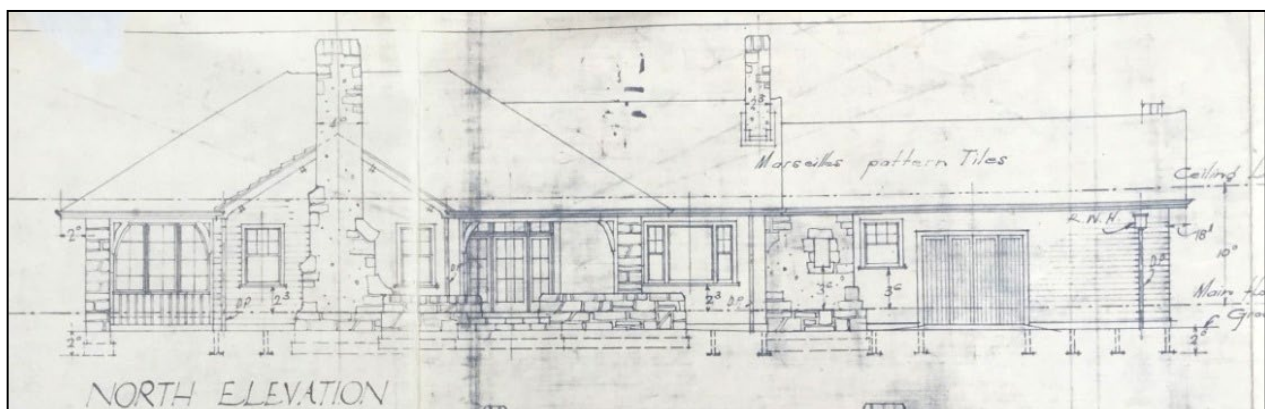
Oakley & Parkes, architects

Percy Oakley (1883-1955) and Stanley Parkes (1894-1986) partnered as the firm Oakley & Parkes from 1926 to 1955. Parkes focused on design while Oakley was primarily responsible for seeking new clients, administration and specifications (Dernelley, 2012:509).

Oakley was a draftsman and attended the Working Men's College (now RMIT University) to train as an architect. He commenced practicing as an architect in 1908, working for King & Stainsbury, before forming a

partnership with A S Eggleston in 1914 as Eggleston & Oakley. This partnership dissolved in 1923 and Oakley established his own firm (Dernelley, 2012:509).

One of the first commissions for Oakley & Parkes was 'The Lodge' in Canberra (1926), the (intended) temporary residence for the Prime Minister. The firm were commissioned with a diverse range of buildings including houses (including over 150 located in Canberra), factories, office buildings, hotels, banks, churches, town halls and shops (Dernelley, 2012:510). Key projects within the Melbourne metropolitan area included: the Rippon Lea entrance lodge in Elsternwick (1926; VHR H614); Equity Chambers at 472 Bourke Street, Melbourne (1930-31; VHR H2249); Yule House, Little Collins Street (1932, with Rae Featherstone; VHR H2233); Kodak House on Collins Street (1934-35; HO593, City of Melbourne); and the Brighton Sea Baths (1936; HO161, Bayside City).



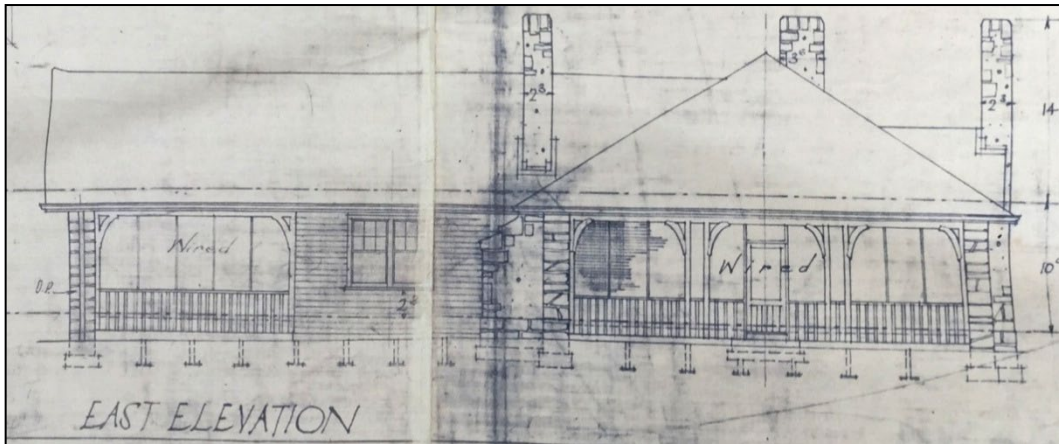


Figure 4. East elevation. Drawing by architects Oakley & Parkes, dated December 1930 (2018 owner's collection).

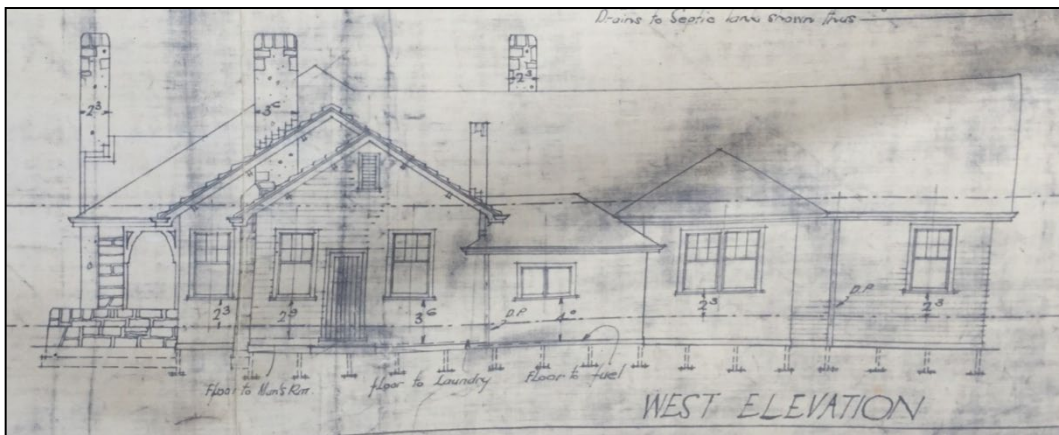


Figure 5. West elevation. Drawing by architects Oakley & Parkes, dated December 1930 (2018 owner's collection).

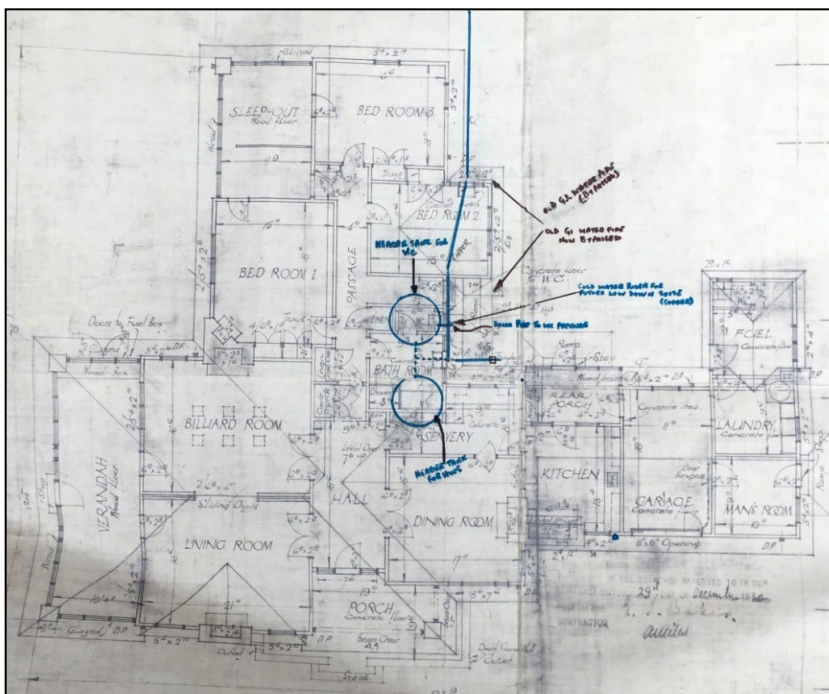


Figure 6. Ground floor plan (North is down). Drawing by architects Oakley & Parkes, dated December 1930 (2018 owner's collection).

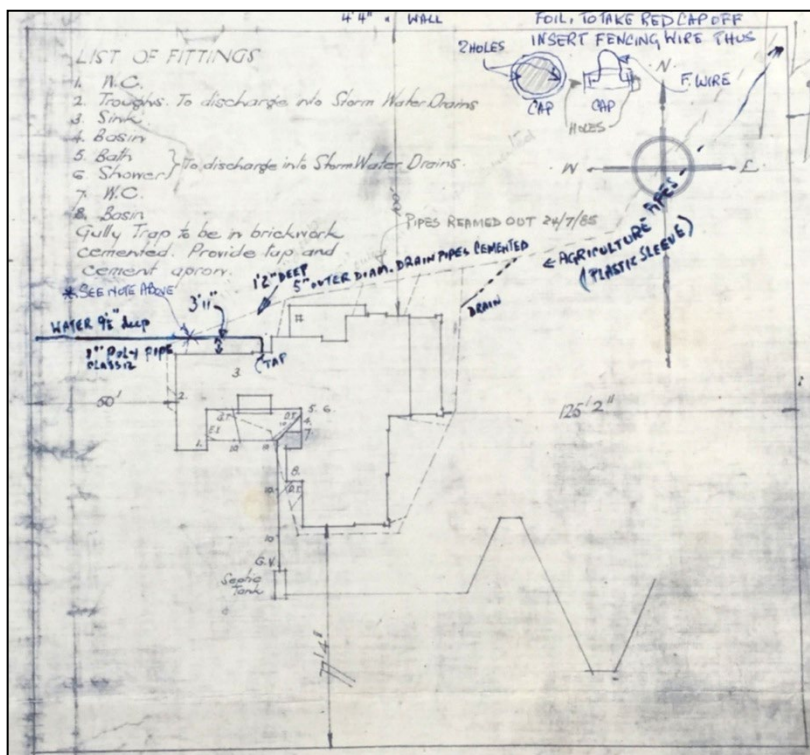


Figure 7. Block plan. Drawing by architects Oakley & Parkes, dated December 1930, with later annotations in blue (2018 owner's collection).

Description

The square site is created by a double block on a slight rise on the southern side of Dickens Street, Woodend. The property has a mature garden including large trees such as pin oaks, deodar cedars, *Cryptomeria sp.*, *Rhododendron sp.*, and garden beds of azaleas and camellias which is accessed via the northern boundary defined by the 1930s gate and fence which is partially obscured by hedging.

The single-storey Inter-war house is set well back from the Dickens Street boundary. It has intersecting hipped and gabled terracotta tiled roof forms above timber framed and weatherboard clad walls. The windows are a prominent feature of the building and include large pane picture windows, multi paned timber windows and double hung sash windows some of which have decorative timber framed window hoods.

The house features many Arts and Crafts inspired details such as the prominent rubble stone and roughcast chimneys, chunky bluestone porch piers and balustrade and the thick timber brackets framing the porch and verandah openings which give the appearance of being handcrafted. The original open porch on the northern elevation leading to the entrance door has been enclosed with weatherboards to dado level and glazing above. It is noted that the verandah along the east end wing and the sleepout on the east side of the southern wing were originally designed to have the east walls wire screened above vertical timber lined balustrade, but both have subsequently been enclosed with glazing above balustrade level to all sides.

There have been a number of other alterations and additions made to the building since its initial construction. At the west end of the front of the building the garage has been extended under a new, lower gable roof form. At the rear of the building, a timber framed, sheet metal roofed verandah has been added to the gable end of the original southern wing and what appears to be a hexagonal addition has been made to the southern (rear) side of the west wing. The changes that have been made and the additions have used sympathetic materials, proportions and building forms to the original.

The rear of the property, the southern boundary is defined by a substantial hedgeline which also screens the small outbuildings in the south west corner of the site.

Images



Figure 8. North elevation from west side (GJM Heritage/ Frontier Heritage, June 2018)



Figure 9. North elevation (GJM Heritage/ Frontier Heritage, June 2018)



Figure 10. South east corner (GJM Heritage/ Frontier Heritage, June 2018)



Figure 11. North elevation, east end (GJM Heritage/ Frontier Heritage, June 2018)



Figure 12. Chimney detail, north elevation (GJM Heritage/ Frontier Heritage, June 2018)

Integrity

Pindari retains a high degree of integrity in fabric, form and detail. While the building has undergone a number of alterations, including additions to the rear (south) and west side and enclosure of the front (north) porch and east verandahs, these have been made using sympathetic materials, proportions and forms, and do not diminish the ability to understand and appreciate the place as a highly intact example of a substantial house built in a rural township.

Comparative Analysis

Pindari is of note as a fine and representative example of a substantial Inter-war house built in a rural township. Designed by prominent Melbourne architects Oakley and Parkes, the house has a rustic Arts and Crafts appearance, with rubble stone and roughcast chimneys, chunky bluestone porch piers and balustrade and thick timber brackets which frame the porch and verandah openings. This detailing has been applied to an otherwise typical house of the 1930s, with tiled hipped roofs and weatherboard cladding.

Architects Oakley and Parkes designed a large number of significant buildings in the 1930s. This included a range of building types designed in a variety of styles, such as the Georgian Revival, the Moderne and a simple Mediterranean domestic style, including houses in Canberra and houses at the Old Colonist Homes in North Fitzroy.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. It appears that very few Inter-war houses in rural townships within the Shire are included in the Heritage Overlay. Pindari is an unusual example of a suburban-scaled Inter-war house and there appear to be no direct comparisons in the Shire.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Pindari is illustrative of residential development which occurred in rural townships in the inter-war years of the twentieth century.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Pindari is a fine, intact and representative example of an Inter-war house. It displays typical features of a house of the 1930s in Woodend and across Victoria more broadly, including informal massing with asymmetrical elevations, tiled hipped roof forms and multi-paned windows.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Pindari is a well-considered and carefully detailed house set in a mature garden. The timber house, with rubble stone and roughcast chimneys, chunky bluestone porch piers and balustrade and thick timber brackets, together with the garden, presents a highly picturesque composition from the Inter-war period.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – front fence and gates
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the green polygon on the aerial below.

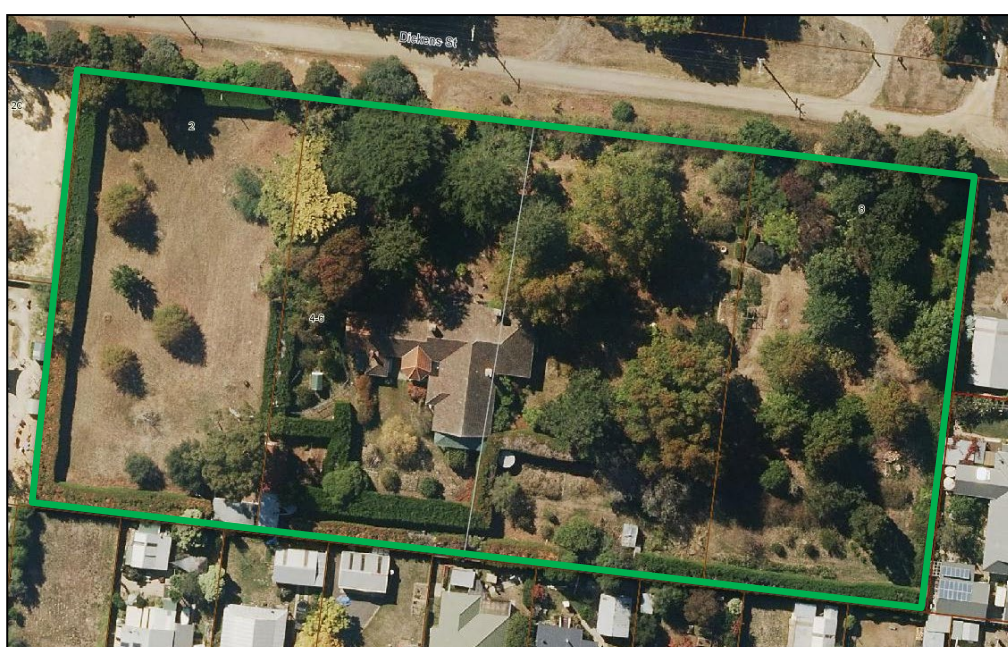


Figure 13. Aerial photo of 2-8 Dickens Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Dernelley, Katrina (2012), 'Oakley & Parkes' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp509-510.

Healesville and Yarra Glen Guardian [Vic.]

Landata Victoria (LV), Certificates of Title, as cited.

Macedon Ranges Shire Council Property File (MRSC PF), cited written specifications for construction of the house.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

The Australian Women's Weekly.

The Herald.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

WOODEND RACECOURSE (FORMER)

Other Names: Woodend Military Reserve (former), Woodend Racecourse and Recreation Reserve (current)

Address: 1-29 Forest Street and 11 (part) Davy Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised post Exhibition – August 2021, revised for Adoption – June 2022

Place type: Racecourse, Military Reserve	Architect: Not known
Grading: Locally significant	Builder: Various
Integrity: High	Construction Date: 1902 - c1940s
Recommendation: Include in the Heritage Overlay with tree controls (to the extent of the mature trees surrounding the grandstand) and prohibited uses triggered, with outbuildings subject to notice and review	Extent of Overlay: Refer to plan at Figure 13



Figure 1. 1-29 Forest Street and 11 (part) Davy Street, Woodend (GJM Heritage, August 2018)

Statement of Significance

What is significant?

The Woodend Racecourse, 1-29 Forest Street and 11 (part) Davy Street, Woodend.

Elements that contribute to the significance of the place include (but are not limited to):

- The original form, materials and detailing of the grandstand, photo finish tower, race caller's tower, vet's room and jockey shed
- The high level of integrity to the original design of the grandstand, photo finish tower, race caller's tower, vet's room and jockey shed
- Remnant outline of the race track
- Relationship of the built structures to the remnant race track
- Remnant mature trees associated with the grandstand.

How is it significant?

The Woodend Racecourse is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Woodend Racecourse operated at this site for almost 100 years and demonstrates the importance of this form of sport as a recreational activity within the rural community of Woodend and the broader Macedon Ranges Shire community for a long period (Criterion A).

Five remaining built structures at the Woodend Racecourse relate to the place's use as a racecourse and demonstrate principal characteristics of typical racecourse structures. These include the grandstand with remnant mature trees, photo finish tower, race caller's tower, vet's room and the jockey shed (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 7 Governing Victorians
 - 7.4 Defending Victoria and Australia
- 9 Shaping cultural and creative life
 - 9.1 Participating in sport and recreation.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population

of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The subject site, on the north side of Forest Street, originally served as a Volunteers Reserve to train local military volunteers (Hawkins, 1995: n.p.). The site was temporarily reserved as the Woodend Military Reserve in 1884 and permanently reserved for Defence purposes in 1886 (VGG, 29 Aug 1884; 7 May 1886).

In 1860, the Woodend Race Club was formed and the first Woodend racecourse established on Golf Course Hill, north-east of the subject site (Barned, 1985:36; Hawkins, 1995: n.p.). By 1864, four additional racing clubs were established within 24kms of Woodend, at Hanging Rock, Carlsruhe, Kyneton and Trentham (Barned, 1985:139).

In December 1888, Mr McIntosh, town engineer, suggested the relocation of the racecourse to the Volunteers Reserve site (Boxshall, 2017:141-42), and in 1902, the Woodend Racecourse and Recreation Reserve (Rs 111) was laid out at the subject site (TBA Planners et al. 1994:476). In 1902, tenders were called for the removal of buildings and rails from the original racecourse on Golf Course Hill to the subject site (Barned, 1985:36). The first race meeting was held at the new Woodend racecourse in January 1903, with a large attendance from the local and Melbourne areas (*Age*, 27 Jan 1903:7).

Up until 1913, the area continued to serve Defence purposes and in 1908, a rifle range is known to have extended across the racecourse (TBA Planners et al. 1994:476). In 1913, the subject site was temporarily reserved as a 'Racecourse and Recreation Reserve' (totaling just over 51 ¼ acres; see Figure 2) (VGG 24 Dec 1913).

Woodend's Wednesday and Saturday race meetings attracted crowds from afar (Boxshall, 2017:141-42). The Woodend racetrack became a familiar site for local people wanting a day out and for visitors and punters from Melbourne. During the period in which mid-week races were banned in Melbourne, nearby rural tracks such as that at Woodend provided a popular venue for race meetings (TBA Planners et al, 1994, Vol 2: 25).

The structures and buildings at the subject site appear to predominantly date from c1915 to the 1940s. In 1915, the *Woodend Star* (23 Oct 1915:2) reported on the improvements at the 'New Woodend Race-course' which were nearing completion. It was reported that the course had undergone a transformation, 'the racing track re-modelled on plans by Mr S. Tuxen', with the track now measuring seven furlongs, with 'no difficult turns' and Oregon railing all around. The article stated that 'the old offices on the course have been removed, and replaced by new up-to-date ones, comprising stewards' room, jockeys' room, press room, secretary's room, and weighing room.' Also described were the saddling paddock with seventy stalls and an enclosure planted with ornamental trees, a motor paddock, judge's box and a hosing shed. The buildings and track railing were erected by local builders Cogger and Pretty of Woodend. A corrugated iron fence enclosed the reserve. The 1915 article noted that still to be erected were a grandstand, new scratching board, starting gates and a training track inside the course.

In 1919, an extension of one acre was added at the south-east corner of the racecourse reserve (Figure 2). Five years later in 1924, approximately 11 acres was added to the east of the site, extending the racecourse reserve to Jeffrey Street and increasing it to approximately 63 acres; now bound by Gregory, Forest and Jeffrey streets and in part by Five Mile Creek (Woodend Township Plan).

The racetrack was extended to eight and a half furlongs in 1928, enabled by the acquisition of the additional land and works to the course of the creek. The alterations to the track necessitated a rearrangement of the racecourse, and as a result the administrative offices, scratching tower and judge's box were moved, while a new birdcage member's enclosure (with 100 horse stalls) and ring were to be constructed. At this date the

grandstand was still not constructed, due to lack of funds (*Herald*, 22 Feb 1928:2). Tom Surtees who upgraded the track remained the groundsman for 50 years (Barned, 1985:140).

In September 1934 an article in *The Herald* (22 Sep 1934:30) reported that further 'extensive improvements' had been carried out at the Woodend racecourse, including a 'new tote and shelters'. The article stated that 'a wide roof, 60 yards long (54.9m), has been erected over the mound in the enclosure, making a natural grandstand' which could shelter over 2,000 people. Another source states that shortly after World War II, an all steel public stand, 50 yards long (45.7m) and 11 yards wide, was constructed (Barned, 1985:140). In c1936 a cricket and football oval were located within the racecourse track (these were relocated in the mid-1960s) (TBA Planners et al. 1994:476).

The subject site ceased to serve as a racecourse in 1982, when the Victorian Racecourse's Licences Board decided to close the racecourse. At the time of its closure, Woodend had the highest attendance for a Saturday meet of any country course in Victoria. However, the Government determined that there be only one racecourse in the area, at Kyneton. The Woodend Race Club amalgamated with Kyneton in March 1982 and the last Woodend Cup was run on its home course on 18 March 1982, with record attendance. This closure saw the end of a 122 year history of horseracing in Woodend (Boxshall, 2017:143; Barned, 1985:140).

A local Committee of Management managed the reserve until 1992, when Council assumed management and maintenance responsibilities. In the 1990s, various development plans were proposed for the site. During this period, a second oval was established to the west, and the Buffalo Sports Stadium and associated netball courts constructed at the southern Forest Street boundary in 1997 (MRSC, 1999:2; MRSC PF). In the 1990s the site also included an equestrian area with a ménage, round yard and horse jumps, and a section of intact native grass species (MRSC, 1999:3). The Pony Club continues to occupy the south-east corner of the site in 2018.

In 1999 the grandstand, old betting shelter, bitumen sealed betting area, toilets, old jockey weigh-in shed and old youth club shed remained on site (MRSC, 1999:3). It appears that the site was redeveloped in 2001 (Figure 4), which comprised the removal of the south-east portion of the earlier race track. It appears that at this date a ménage, games area, show jump area and athletics track were established north of the earlier grandstand.

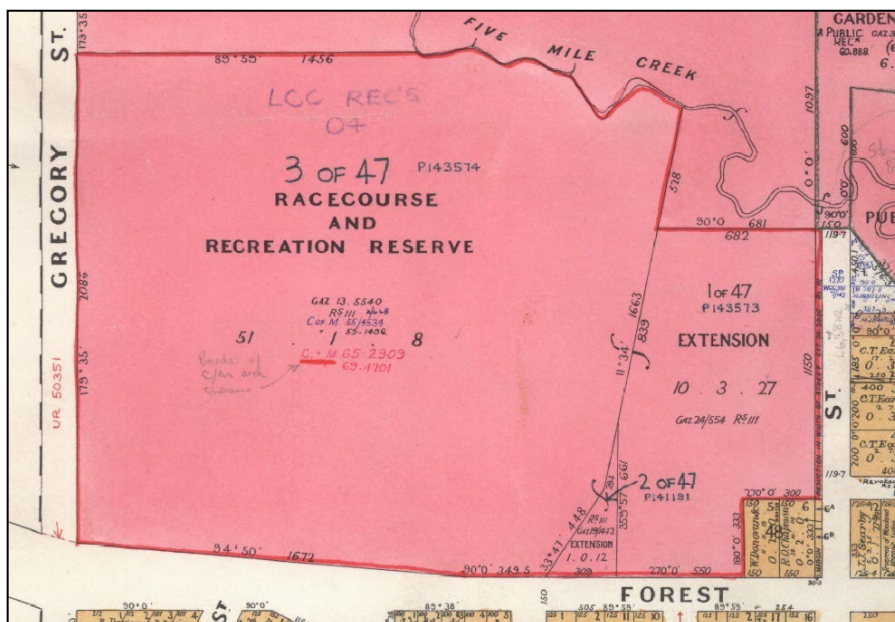


Figure 2. The Township of Woodend Plan showing the extent of the Racecourse and Recreation Reserve that was gazetted in 1913, and two extensions to the east.



Figure 3. The grandstand filled to capacity. While purported to be the club's last meeting in 1982 (Boxshall, 2017), the form of the grandstand and the attire of the attendees indicates that it may have been taken in the 1930s or early 1940s prior to the tiered grandstand being constructed.

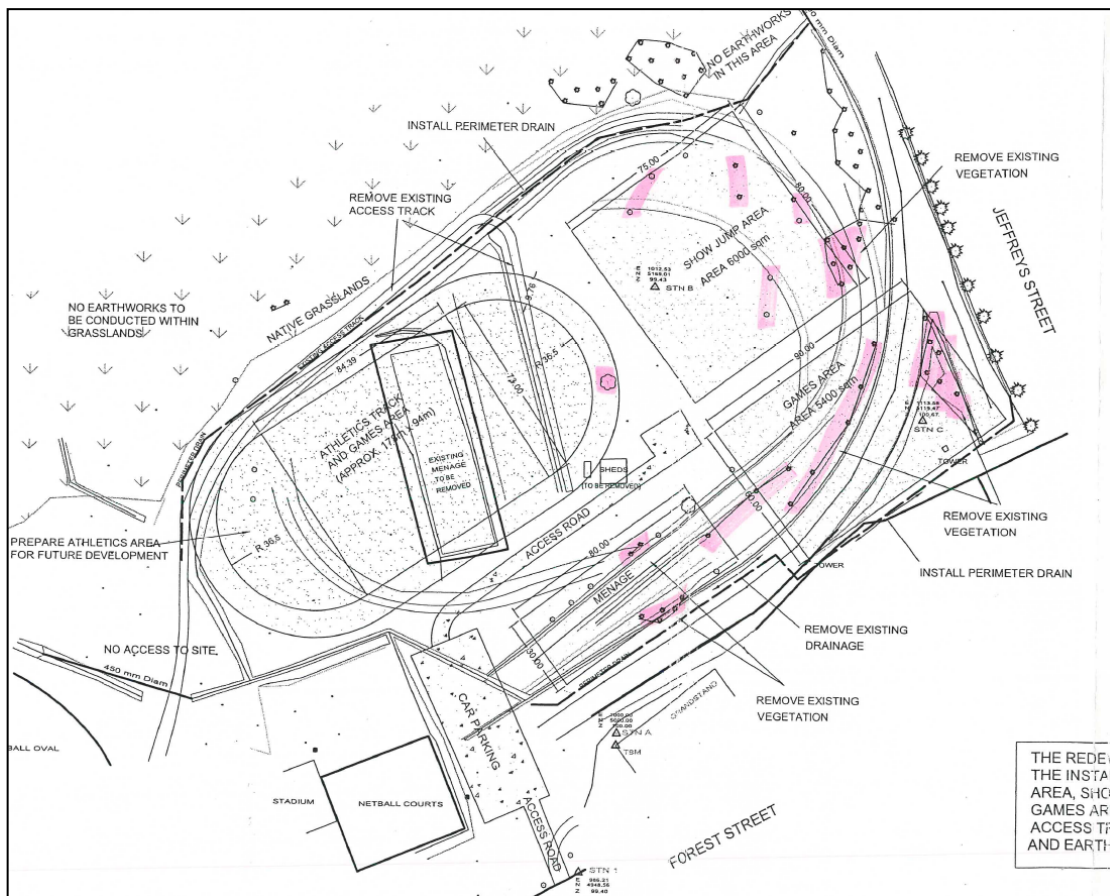


Figure 4. A development plan dated 2001, which showed existing elements and proposed plans. It labels the present ménage, grandstand, games area, show jump area, athletics track (replacing an earlier ménage) and stadium and netball courts (MRSC PF).

Description

The former Woodend Racecourse is a large site to the north west of the township of Woodend. It is on the northern side of Forest Street and bound to the east by Jeffreys Street, the west by Gregory Street and the north by Five Mile Creek. The former racecourse track roughly follows the site boundary and much of it

remains today as a gravel surfaced walkway through wetlands. The south east section of the original race track was removed following the closure of the course to facilitate the construction of new sporting facilities and fields.

The structures that remain on the site which relate to the former racecourse activities are located in the south east corner of the site, notably in the area where the track has been removed. The largest of the structures is the grandstand. It is a steel and timber framed structure with a rough bluestone block retaining wall on the southern side. Above the bluestone retaining wall is a steel and timber framed, corrugated galvanised iron clad rear wall of the grandstand. The stepped tiers within the grandstand are edged with concrete either side of the single row of steel columns with beam over running east west. There are no walls at the east and west ends of the grandstand and the northern side, which faced the track is open. The corrugated sheet metal clad, low-pitched gable roof form may be the post-World War II structure or a later modification as it differs to that seen in an earlier photograph (Figure 3).

To the east of the grandstand is a small, square plan form, double height structure which is believed to have been used by stewards as the photo finish tower. The structure is of cream brick with a simple opening at each level across the northern (track) side which wraps around the east and west sides. The roof is a single pitch of minimal slope, clad with corrugated sheet metal and falls to the north.

Further east, on the outside of the south-east edge of the former track alignment is another tower structure. It is also steel and timber framed, consisting of a pole supporting a platform with balustrade and roof over of approximately 2 metres by 1.5 metres. It is assumed this tower was occupied by the race caller's.

In the south east corner of the site, fronting Forest Street is a cream brick building which is stylistically and materially contemporary with the photo finish tower. The single-storey structure has a low pitch corrugated sheet metal clad roof. The precise function of the building is not known however it is clearly horse related with a stall on one side with timber stable doors cut across the north west corner and an office room adjacent. It may have been the racecourse vet location.

There are two small timber buildings on the site which are likely to date to the racecourse function of the site. North east of the grandstand is a small rectangular plan form, timber framed, Dutch gable roofed building. It is a one room structure with a pair of double hung sash windows on one long wall, another central window, a short wall and a door central in the opposite wall. It was relocated to the site from elsewhere and is thought to have been the jockey shed.

To the south of the grandstand, on the Forest Street boundary is the other early twentieth century timber building. It is weatherboard clad and has a low pitch gable roof clad with corrugated sheet metal.

Other buildings on the site, which are currently vacant but have previously functioned in support of the recreational facilities operating at the place, include various sheet metal, concrete block and timber pavilions and sheds along the southern Forest Street boundary of the site.

West of the grandstand, fronting Forest Street, is the modern sports fields, courts and building known as the Buffalo Sports Stadium.

The site is generally flat and low lying. The landscape has changed with the recent creation of the wetlands area to the west and north of the site. A row of mature trees between the Forest Street entrance gate and the grandstand are likely to date from the racecourse period.

Images



Figure 5. Looking towards the grandstand from the north east (GJM Heritage/Frontier Heritage, July 2018)



Figure 6. Southern side of grandstand with bluestone retaining wall (GJM Heritage/Frontier Heritage, July 2018)



Figure 7. Row of mature trees (GJM Heritage/Frontier Heritage, July 2018)



Figure 8. View to grandstand and photo finish tower from north (GJM Heritage/Frontier Heritage, July 2018)



Figure 9. Possibly Vet's room with stable doors (GJM Heritage/Frontier Heritage, July 2018)



Figure 10. Jockey shed (GJM Heritage/ Frontier Heritage, July 2018)



Figure 11. Photo finish tower (GJM Heritage/Frontier Heritage, July 2018)



Figure 12. Possibly race caller's tower (GJM Heritage/Frontier Heritage, July 2018)

Integrity

Five structures associated with racing activity at the Woodend Racecourse - a grandstand, photo finish tower, race caller's tower, vet's room and jockey shed - retain a high degree of integrity in fabric, form and detail. Together with remnants of the outline of the racetrack, these structures enable an understanding and appreciation of the place as a racecourse in a rural township.

Comparative Analysis

The Former Woodend Racecourse operated at this site for almost 100 years and demonstrates the importance of this form of sport as a recreational activity to the rural communities in the Macedon Ranges Shire for a long period of time. The Woodend Race Club was established in 1860 and a number of other racing clubs were established in the region at Hanging Rock, Carlsruhe, Kyneton and Trentham. The presence of a number of horse breeders in the region provided the impetus for the establishment of these racing clubs.

Within the Shire of Macedon Ranges, two racecourses are included in the Heritage Overlay of the Macedon Ranges Shire Planning Scheme:

- Hanging Rock Reserve, South Rock Road, Newham (HO88 & VHR H2339)
- Kyneton Racecourse and surrounding land including Barkly Square and associated Mature Planting, 44 Campaspe Place and Wedge Street, Kyneton (HO41)

The Hanging Rock Racecourse is included in the Victorian Heritage Register as part of the Hanging Rock Reserve and will not be considered further here.

The Kyneton Racecourse is amongst the oldest in Victoria. The first race meeting is believed to have been held on the present site in 1853 and the site was mapped as a racecourse and general reserve by the Crown in 1854. The site was permanently gazetted for this purpose in 1866 and also as a reserve for the Mounted Volunteer Rifles. A grandstand, offices and yard were erected in 1867 however all nineteenth century buildings have been demolished, with the grandstand replaced in 1904. Some plantings remain from this early period.

The Woodend Racecourse has remnants of the outline of the track and retains some twentieth century fabric to clearly demonstrate its purpose. Like the Kyneton Racecourse, the Woodend Racecourse retains characteristics that enable it to be identified as a racecourse in a rural township.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Woodend Racecourse operated at this site for almost 100 years and demonstrates the importance of this form of sport as a recreational activity within the rural community of Woodend and the broader Macedon Ranges Shire community for a long period.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Five remaining built structures at the Woodend Racecourse relate to the place's use as a racecourse and demonstrate principal characteristics of typical racecourse structures. These include the grandstand with remnant mature trees, photo finish tower, race caller's tower, vet's room and a jockey shed.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – to the extent of the remnant mature trees surrounding the grandstand
Outbuildings or Fences not exempt under Clause 43.01-3?	Yes – grandstand, photo finish tower, race caller's tower, vet's room and jockey shed
Prohibited Uses Permitted?	Yes
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 13. Aerial photo of 1-29 Forest Street and 11 (part) Davy Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Boxshall, Sylvia (2017), *Beyond the Black Forest : Early Settlement of Woodend and the Surrounding District*, Woodend [Vic.]

Hawkins, Janet (1995), *A Woodend Walk*, Woodend & District Heritage Society, Woodend [Vic.].

Macedon Ranges Shire Council (MRSC) (1999), *Woodend Racecourse Reserve Management Plan*.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 1-27 Forest Street WOODEND VIC 3441 PLN-1996-652, PLN-2001-635.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study, Volume Two – Environmental History*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units).

The Age.

The Herald [Melbourne, Vic.].

Town of Woodend Plan, Parish of Woodend, County Dalhousie.

Victorian Government Gazette (VGG):

8 Sep 1863, Issue 91, p 1977

25 Feb 1870, Issue 14, p 360

29 Aug 1884, Issue 101, p 2440

7 May 1886, Issue 54, p 1176

27 Jan 1893, Issue 10, p 352

24 Dec 1913, Issue 195, p 5540

7 Jan 1914, Issue 3, p 43.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Woodend Star.

Woodend Township Plan.

Heritage Citation

WOODEND MASONIC LODGE NO. 403

Other Names: Masonic Hall, Woodend Daylight Lodge

Address: 35 (part) Forest Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Masonic Lodge/Hall	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1926
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 5



Figure 1. 35 (part) Forest Street, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The Woodend Masonic Lodge, 35 (part) Forest Street, Woodend, a masonic hall established in 1926.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original form, materials and detailing
- The building's high level of integrity to its original design.

The recent small addition to the east of the building is not significant.

How is it significant?

The Woodend Masonic Lodge is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The Woodend Masonic Lodge is of historical significance for its demonstration of the importance of freemasonry in the life of country towns, particularly after World War I. It has strong associations with the local Woodend community as a place for meeting and learning (Criterion A).

The Woodend Masonic Lodge is a fine and representative example of a country masonic hall within a rural township. It displays typical characteristics of a masonic hall from this period in Woodend and across Victoria more broadly, including a gabled hall-like form, an unadorned red brick exterior, and the incorporation of simple classical detailing and masonic symbols (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.4 Forming community organizations.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local

destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The building was constructed for the Freemasons in 1926, as Woodend Masonic Lodge No. 403, comprising meeting rooms and a hall (Hawkins, 1995:n.p.; Barned, 1985:79-80). *The Age* (16 Mar 1926:15) reported that on 13 March 1926, the Lodge was consecrated, the temple dedicated and the first worshipful master (Bro. T. Leonard) and his officers were installed. The three ceremonies were carried out by the pro Grand Master in the presence of 300 visiting brethren. The article noted that 'temple is a fine new building of brick and concrete, erected at a cost of £1500.'

A small recent addition was constructed off the east elevation (date not confirmed; existed by 1994). The building, now known as the Woodend Daylight Lodge, continues to hold meetings in 2018.

Description

The Woodend Masonic Lodge at 35 (part) Forest Street, Woodend is a simple rectangular plan form, single-storey red brick and stucco building with a dutch-hipped roof. The Inter-war period building is finely detailed with an eclectic combination of stylistic elements.

The symmetrical façade, fronting Forest Street is divided into three sections by rendered pilasters with banding and moulded bases set between a rendered building plinth and cornice. The façade sections are of face brickwork, each with a brick arched opening within. The paneled timber double doors are central with a timber framed radiating glazed highlight within the arch. On either side are similarly proportioned, chunky timber framed windows with rendered sills. The window glazing and the entrance door top rail feature Masonic symbols.

The dutch hipped roof is clad with corrugated galvanized iron and there are two slender brick chimneys with offset brick cappings. The side walls of the building are similarly divided into panels framed by face brick pilasters each with a high level timber framed window within. On the east side is a modern brick addition with a gable roof clad in corrugated sheet metal.

Images



Figure 2. South and west elevations (GJM Heritage/Frontier Heritage, May 2018)

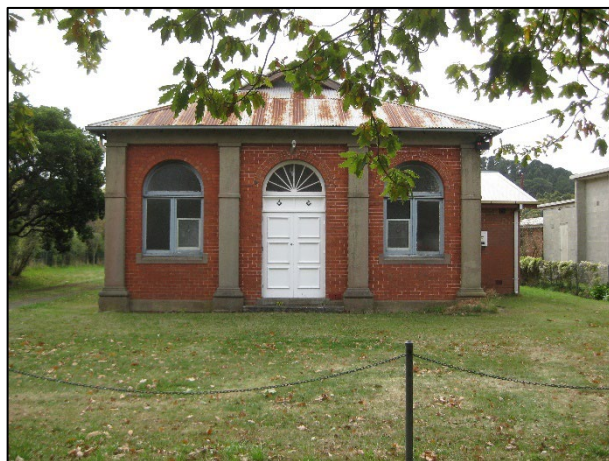


Figure 3. Principal (south) elevation (GJM Heritage/Frontier Heritage, May 2018)



Figure 4. Small extension on east elevation (GJM Heritage/Frontier Heritage, May 2018)

Integrity

The Woodend Masonic Lodge retains a high degree of integrity in fabric, form and detail. While the hall has undergone some alterations and a minor addition, these do not diminish the ability to understand and appreciate the place as an intact and representative example of a masonic hall within a rural township.

Comparative Analysis

The Woodend Masonic Lodge is of note as an intact and representative example of this building type in the Shire of Macedon Ranges. A large increase in the popularity of freemasonry in Victoria in the early 1920s resulted in the formation of many suburban and country lodges and the necessity for meeting places. Although there was no standard design, the buildings were typically constructed in red brick with symmetrical front facades, displayed the masonic symbol and often incorporated classical architectural elements, as evident at the Woodend Masonic Lodge.

Within the Shire of Macedon Ranges, two masonic halls are included in the Heritage Overlay of the Macedon Ranges Shire Planning Scheme – Gisborne (HO290) and Kyneton (HO197 & VHR H1988).

The Masonic Hall, Gisborne provided a meeting room and hall for the local community when opened in 1922 and provides a clear comparison with the masonic hall at Woodend. It is an unadorned red brick hall-like building with large gable roof and prominent masonic symbol, set behind a substantial front bay. The symmetry of the front façade is accentuated by four large brick piers with central entrance and flanking sets of windows with rendered surrounds.

The Freemason's Hall, Zetland Lodge, 3 Piper Street, Kyneton was established much earlier in 1905 when additions were made to the front of an existing hall and a large supper room was added to the rear of the building in 1927. This place is considered to be of State-level significance, largely due to its Egyptian inspired interior.

The Woodend Masonic Lodge is highly intact externally and clearly demonstrates its use as a masonic hall for the local community, with the masonic symbol displayed in the window glass and upper door frame of the front façade. It is directly comparable to the Masonic Hall, Gisborne and displays a range of similar characteristics in its size, form, materials, unadorned simplicity and display of the masonic symbol.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Woodend Masonic Lodge is of historical significance for its demonstration of the importance of freemasonry in the life of country towns, particularly after World War I. It has strong associations with the local Woodend community as a place for meeting and learning.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Woodend Masonic Lodge is a fine and representative example of a country masonic hall within a rural township. It displays typical characteristics of a masonic hall from this period in Woodend and across Victoria more broadly, including a gabled hall-like form, an unadorned red brick exterior, and the incorporation of simple classical detailing and masonic symbols.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 5. Aerial photo of 35 (part) Forest Street, Woodend
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Hawkins, Janet (1995), *A Woodend Walk*, Woodend & District Heritage Society, Woodend [Vic.].

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

ST ANDREWS PRESBYTERIAN CHURCH (FORMER)

Other Names: Uniting Church (current)

Address: 37 (part) Forest Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Church, Hall	Architect: Crew
Grading: Locally significant	Builder: Cogger & Pretty
Integrity: Very High	Construction Date: 1910
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 7



Figure 1. 37 (part) Forest Street, Woodend (GJM Heritage/Frontier Heritage, April 2018)

Statement of Significance

What is significant?

The Former St Andrews Presbyterian Church, 37 (part) Forest Street, Woodend, a church built in 1910.

Elements that contribute to the significance of the place include (but are not limited to):

- The church's original form, materials and detailing
- The church's high level of integrity to its original design.

The adjacent hall (1963) and entrance gateway are not significant.

How is it significant?

The Former St Andrews Presbyterian Church is of local historical, architectural and technical significance to the Shire of Macedon Ranges.

Why is it significant?

The Former St Andrews Presbyterian Church, Woodend is of historical significance as a substantially intact early twentieth century church which has strong associations with the local Woodend community. Its early and continuing use illustrates the importance of worship in the region (Criterion A).

The Former St Andrews Presbyterian Church, Woodend is a fine and representative example of a church within a rural township. The building displays typical characteristics of this church type in Woodend and across Victoria more broadly, including the adoption of the Gothic Revival style evidenced by pointed arch-headed windows, wall buttresses and steeply pitched roofs (Criterion D).

The Former St Andrews Presbyterian Church, Woodend is of technical significance as an early use of concrete block construction in Woodend and across Victoria more broadly (Criterion F).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.1 Maintaining spiritual life.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The first Presbyterian Church in Woodend was opened next to the present St Mary's Anglican Church on Buckland Street in July 1861. The presiding minister was the Rev. John Meek of Gisborne, and the first local minister Rev. CJ Baird from 1862 (TBA Planners et al.,1994:272). Moves to relocate the church to a more central location in the town were realised after the subject site on Forest Street was donated by AJ Simpson of 'Clifton' in Hamilton in 1908. The earlier timber church was relocated to the new site on Forest Street, transported by bullock dray, and for many years it remained behind the present church serving as a Sunday School (Hawkins, 1995:n.p.; Boxshall, 2017:154-55).

The foundation stone of the present church was laid by Dr James Fisher Anderson on 9 April 1910, and the first service held in October. The church is of concrete block construction¹. The designer was Mr Crew of Gisborne and the builders, Cogger & Pretty of Woodend (Boxshall, 2017:154-55). A notice in the *Woodend Star* in 1915 (9 Jan 1915:3) advertised 'Cogger & Pretty, buildings and contractors' located on Forest Street, Woodend, opposite the Presbyterian Church. A new manse was reportedly constructed during this period (location not confirmed in 2018), as Barned (1985:106-107) notes that construction of verandah piers on the new manse commenced with the laying of a brick taken from the first manse.

The single-storey hall was constructed to the west of the present church in 1963 (the earlier timber church building may have been demolished during this period; not confirmed) (Boxshall, 2017:154). In 1977, the Presbyterian Church became the Woodend Uniting Church (TBA Planners et al.,1994:272). The fence to the front boundary of the church and hall and the paving in front of the church were permitted by Council in 2002 (MRSC PF).



Figure 2. An early photo of the church, with the earlier timber church building to the rear (Boxshall, 2017:154).

Description

The rectangular site is on the northern side of Forest Street, Woodend. At the southern end, fronting the street is a simple rectangular plan form Gothic Revival church. It has a steep pitched gable roof clad with corrugated sheet metal and a gable roofed entry porch centrally positioned on the southern façade. The walls are of concrete block construction with cement render, tool lined to simulate stonework blocks. Gothic

¹ The 1994 study noted that the church was built of reinforced concrete. However, a removable core sample evident on site in 2018 has indicated that it is a concrete block construction.

Revival detailing includes the pointed openings, buttresses, vermiculated gable form stucco above the main entrance doors and a simulated tracery window in the render work above the gabled porch.

The front fence is of concrete brick base and pillar construction with a simple metal railing panel between the pillars. The entrance gateway, which is centred on the church porch, is interesting with the tall side pillars having chamfered tops reflecting the angle of the steeply pitched church roof.

To the west of the church, also fronting Forest Street is a more recent concrete block hall. It has a low-pitched gable main roof and a lower flat roof section at the front. The simple façade features a chequer board texture formed by offsetting alternate concrete blocks either side of a full height twelve pane metal framed window.

Images



Figure 3. The church fronting Forest Street and entrance gateway (GJM Heritage/Frontier Heritage, April 2018)



Figure 4. Hall and church to Forest Street (GJM Heritage/Frontier Heritage, April 2018)



Figure 5. West elevation of the church (GJM Heritage/Frontier Heritage, April 2018)



Figure 6. Entry porch on the southern façade of the church (GJM Heritage/Frontier Heritage, April 2018)

Integrity

The Former St Andrews Presbyterian Church retains a high degree of integrity in fabric, form and detail. While the church has undergone some alterations, including the replacement of original cement sheet roof tiles

and terracotta ridging, these do not diminish the ability to understand and appreciate the place as an intact and representative example of a church within a rural township.

Comparative Analysis

The Former St Andrews Presbyterian Church, constructed in 1910, is of note as a representative and intact church within a rural township in the Macedon Ranges Shire. It is one of a number of small churches constructed in a simple Gothic Revival style in rural townships within the Shire.

A number of these churches are included in the Heritage Overlay of the Macedon Ranges Planning Scheme on an individual basis; the majority of these were built in the 1870s. These include:

- Former Newham Presbyterian Church, 1270 Rochford Road, Newham (HO133) [bluestone, 1868]
- Uniting (Former Presbyterian) Church, 25 Pohlman Street, Romsey (HO210) [bluestone, 1865]
- St Mary's Anglican Church, 15 Buckland Street, Woodend (HO23) [bluestone, 1864]
- Darraweit Guim Presbyterian Church (Uniting), 21 Glendonald Road, Darraweit Guim (HO17) [bluestone, 1871]
- St Brigid's Catholic Church, 64 Aitken Street, Gisborne (HO282) [render, 1873-75]
- St Andrew's Presbyterian Church and Hall, 43-49 Fisher Street, Gisborne (HO294) [render, 1871]
- Catholic Church, 27-29 Chauncey Street, Lancefield (HO50) [brick, 1872]
- Christ Church of England, 31-33 Chancey Street, Lancefield (HO51) [render, 1869]
- Uniting Church, 23 High Street, Lancefield (HO98) [brick, 1866]
- Kyneton Arts Centre (former Congregational Church & Sunday School), 28 Hutton Street (HO256) [bluestone, 1859-60] (this is also included in the Victorian Heritage Register as H1989).

Three twentieth century churches are included in the Heritage Overlay, which – unlike like the Former St Andrews Presbyterian Church – are examples of the work of well-known Melbourne church architects:

- Catholic Church, 85 Main Street, Romsey (HO141) [architect: A Fritsch, 1924]
- St Johns Anglican Church, 1-7 Melvins Road, Riddells Creek (HO276) [architect: possibly L Williams, 1926]
- St Paul's Anglican Church, 32 Fisher Street, Gisborne (HO283) [architect: K Reid, 1951-53].

The Former St Andrews Presbyterian Church, Woodend appears to have been constructed using concrete block in a similar manner to the manse at the St Andrews Presbyterian Church, Gisborne as noted in the *Bacchus Marsh Express*, 16 January 1909, p 3. In this article, the manse at Gisborne was described as 'the first building of its kind to be erected in the district being of concrete in the hollow T block system.' This building is included in the Heritage Overlay of the Macedon Ranges Planning Scheme (HO284) and its early use of concrete blockwork is noted as significant in the citation.

As noted in M Lewis 'Australian Building – a Cultural Investigation' very few concrete block buildings have been identified from the early twentieth century. Those identified include the manse at Gisborne (1908), Snake Gully Methodist Church (1908) and St Paul's Church Hall, Linton (1909).

The Former St Andrews Presbyterian Church, Woodend is a highly intact church building which demonstrates similar heritage values to other churches that are included in the Heritage Overlay within the Shire. It is of particular note for its early use of concrete block construction.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Former St Andrews Presbyterian Church, Woodend is of historical significance as a substantially intact early twentieth century church which has strong associations with the local Woodend community. Its early and continuing use illustrates the importance of worship in the region.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The Former St Andrews Presbyterian Church, Woodend is a fine and representative example of a church within a rural township. The building displays typical characteristics of this church type in Woodend and across Victoria more broadly, including the adoption of the Gothic Revival style evidenced by pointed arch-headed windows, wall buttresses and steeply pitched roofs.

Criterion F: *Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

The Former St Andrews Presbyterian Church, Woodend is of technical significance as an early use of concrete block construction in Woodend and across Victoria more broadly.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 7. Aerial photo of 37 (part) Forest Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Boxshall, Sylvia (2017), *Beyond the Black Forest: Early settlement of Woodend and the surrounding district 1824-1900*, Woodend [Vic.].

Bacchus Marsh Express, 16 January 1909

Hawkins, Janet (1995), *A Woodend Walk*, Woodend & District Heritage Society, Woodend [Vic.].

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 37 Forest Street WOODEND VIC 3442 MBS-2002-286.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Woodend Star [Vic.]

Heritage Citation

FORMER CAMPASPE HOUSE

Other Names: Archangel Michael Monastery (current), Campaspe Country House (former)

Address: 29 (part) Goldies Lane, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised post Exhibition – November 2021, revised for Adoption – June 2022

Place type: House, Remnant Edna Walling Garden	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: 1927
Recommendation: Include in the Heritage Overlay with tree controls triggered	Extent of Overlay: Refer to plan at Figure 11



Figure 1. Former Campaspe House, now Archangel Michael Monastery, 29 (part) Goldies Lane, Woodend (Macedon Ranges Shire Council, Photo dated October 2021).

Statement of Significance

What is significant?

Former Campaspe House, 29 (part) Goldies Lane, Woodend, a house built in 1927, and remnant Edna Walling designed garden.

Elements that contribute to the significance of the place include (but are not limited to):

- The form, materials and detailing of the house
- The house's high level of integrity to its original design
- The remnants of the Edna Walling designed garden, comprising the hedgerow to the south, and the layout, stone paths, edging treatments and mature plantings of the curvilinear garden beds bordering the gardens to the north and east of the house (see Figure 2)
- The alignment of the curved reinstated driveway from the north-east of the house to the former garage at the south of the house (driveway finish is not original)
- The original form of the garage with arched gateway between the house and garage.

Recent alterations, additions and outbuildings, are not significant. This includes works to enclose the northern porch, alterations to the rear of the house, alterations and extensions to the garage, the pool and pool pump room, rear landscaping and courtyard paving, and sheds and outbuildings to the north of the house.

How is it significant?

Former Campaspe House is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Former Campaspe House is illustrative of residential development which occurred on the outskirts of rural townships such as Woodend in the inter-war years of the twentieth century and is associated with the establishment of summer houses in easily accessible rural townships by wealthy Melbourne residents (Criterion A).

Former Campaspe House is a fine, intact and representative example of an Inter-war house. It displays typical features of a house of the 1920s in Woodend and across Victoria more broadly, including informal massing with asymmetrical elevations, a tiled helm and half-hipped roof form with attic and bowed window bays (Criterion D).

Former Campaspe House is a well-considered and carefully detailed house set in a mature garden, designed by Edna Walling. The stuccoed brick house, with a variety of hipped roof forms, tall chimneys and exaggerated eave brackets, together with the remnant Edna Walling designed garden, presents a highly picturesque composition from the Inter-war period (Criterion E).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The marble foundation stone within the brick plinth of the house records that it was constructed in 1927, built on 10 acres for Alex and Caroline Mary Goldie, landholders from the Campaspe River area. The garden was designed by prominent garden designer Edna Walling (Figure 2). Although dated c1925-c1965, the landscape plan probably dates to soon after the completion of the house, an early footprint of which is shown on the plan.

Alex Goldie was also associated with Campaspe Park, Goornong, and later, Compton Vale (approx 1,022 acres, previously known as Compton's Creek), Graytown, which he purchased in 1935 (sold to the Commonwealth Government to extend Puckapunyal military camp in 1952). Caroline Goldie (nee' Hunter, Bendigo brewers) led an active role in the Woodend community, particularly in association with the blind.

The house was reputedly built as 'an interest' for the youngest of Alex and Caroline's two sons, Flt. Sgt. John Hunter Goldie. However, John joined the Royal Air Force and was killed during World War II. This reputedly caused the sale of 'Campaspe House' to Lorna Hannon of Elsternwick, c1941. Lorna Hannon (nee' Nathan) was of the Maples/Pattersons Pty Ltd chain.

Subsequent owners included J Leigh, engineer, and his wife, who used it as a holiday house. In the 1980s, Richard Pratt (of Visiboard) purchased the property, building the conference rooms, to serve as a conference centre for his staff. Architect, Ann Douglas designed the renovations for the Pratts. A pool and pool pump room were added to the rear after 1984 and the rear courtyard paved. After acquiring it in 1988, the subsequent owners built accommodation units at the rear.

Alterations to the house included the infill of part of the verandah to create a sun room (by 1994). A 2002 plan of the property and extant buildings is shown at Figure 3 (also illustrates proposed works to the building that do not appear to have been carried out) (MRSC PF). An existing metal clad shed to the north was converted into office spaces c2007 (MRSC PF). Up until its sale in 2017, the property served as 'Campaspe Country House', accommodation and country house. It is now a monastery for nuns and known as the Archangel Michael Monastery.

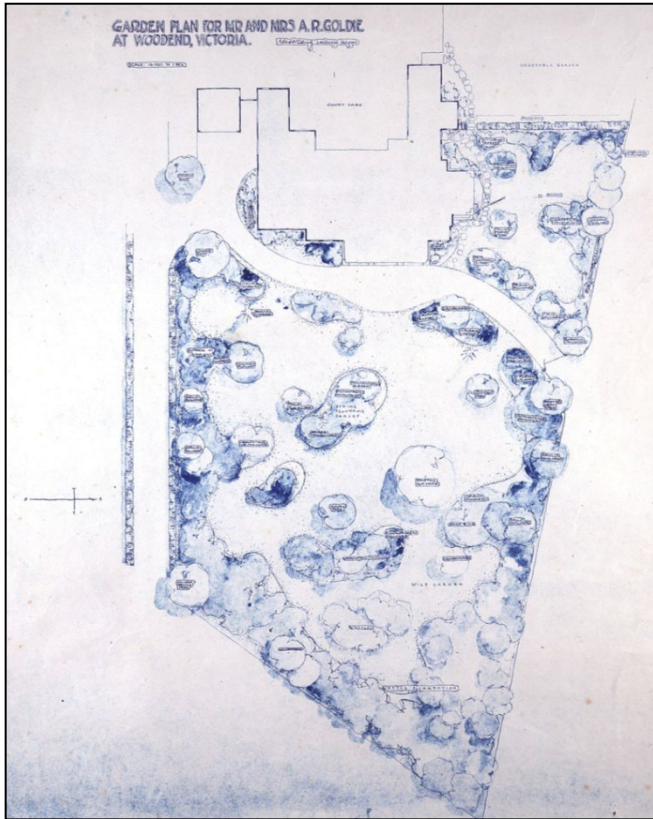


Figure 2. The Edna Walling design for the garden at the subject site. Although dated c1920-c1965, the design probably dates to soon after the construction of the house (Edna Walling Collection, SLV Image H97.270/79). The hedgerow bordering the southern edge of the garden, border garden bed alignments and mature plantings, and the stone pathway within the garden to the north of the residence remain in 2021; the curved driveway alignment was reinstated to the original plan after 2002..

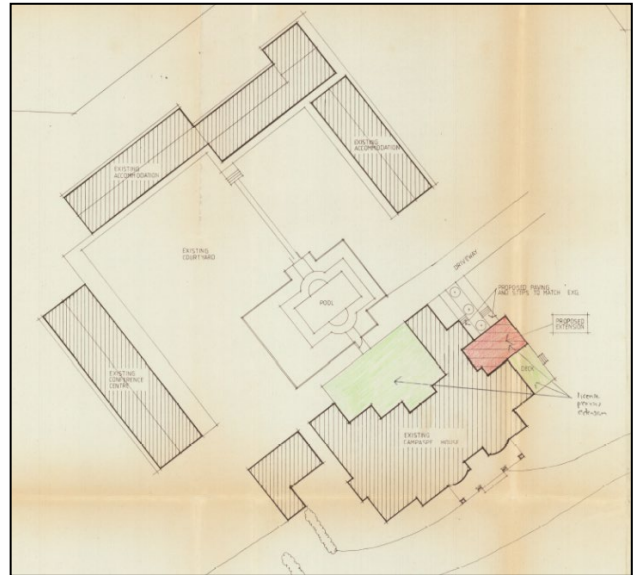


Figure 3. Plan of the property dating to 2002, showing extant buildings. The red and green coloured areas show proposed extensions that were not carried out (MRSC PF).

Description

Former Campaspe House is a large stuccoed Bungalow style house of informal massing centred on the projecting half-hipped attic storey over the deeply recessed entrance porch to the east, which is supported on paired Tuscan columns. The glazed Marseilles pattern terracotta tiled roof is formed of gabled, hipped and half-hipped elements. The eaves feature exposed rafter ends with exaggerated eaves brackets supporting the half-hipped roof over the entrance porch. The stuccoed walls are set on a plinth of red brick. A brick-sized marble block inscribed with the number '1927' is located in the plinth of the east elevation. The tall slender chimneys are also stuccoed with truncated pyramidal caps. Large bowed window bays flank the glazed entry screen which has bevelled glass to panes. Windows are set within projected hoods and bracketed sills. The entry door and screen retains a stained timber finish whereas other joinery is painted. Some joinery to the rear of the house has been replaced or has canvas awnings added. Some infilling of the rear verandah has occurred and the previous open porch to the north has been infilled to create a sunroom.

Connected to the southern elevation of the house by a wall with arched opening and curved timber gate, the former garage features the same materials and architectural detailing as the house. The former garage was altered and extended to the south in a sympathetic manner to provide additional accommodation.

Established gardens to the north and east of the main house retain the layouts designed by Edna Walling. While the individual tree species within the centre of the lawn have been replaced over time, the border

garden bed alignments remain highly intact and some of the mature plantings within these beds appear to date to the Walling design. Hedgerows remain as borders to each side of the straight driveway to the south-east of the house (more recent hedges have been planted closer to the former garage). A stone pathway remains to the immediate north of the house. The two driveway alignments – one straight driveway to the south of the house and one curving reinstated driveway from the north-east of the house to the former garage at the south of the house – are from the Walling design. The south drive is original but no longer in use whereas the curved driveway was reinstated after 2002 and its surface treatment appears to be a coloured concrete and is not original. Works are currently proposed to decommission and infill the pool at the rear.

Images



Figure 4. Main house with curved reinstated driveway (Macedon Ranges Shire Council, October 2021)



Figure 5. Enclosed former verandah to the north. Original paving stones evident (Macedon Ranges Shire Council, October 2021)



Figure 6. Former garage with arched gateway (Macedon Ranges Shire Council, October 2021)



Figure 7. Rear of main house (Macedon Ranges Shire Council, October 2021)



Figure 8. Example of Edna Walling design border garden bed (Macedon Ranges Shire Council, October 2021)



Figure 9. Original hedgerow to the left (more recent hedge planting to the right) (Macedon Ranges Shire Council, October 2021)



Figure 10. Aerial photo detail of 29 (part) Goldies Lane, Woodend (Source: Nearmap, aerial dated Jan 2018).

Integrity

Former Campaspe House retains a high degree of integrity in fabric, form and detail. While the house has undergone some minor alterations and the former garage has been extended and converted to accommodation use, these do not diminish the ability to understand and appreciate the place as a highly intact example of a substantial house and garden, built on the outskirts of a rural township.

Comparative Analysis

Former Campaspe House is of note as a fine and representative example of a large house and garden established on the outskirts of a rural township in the Inter-war period.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century and examples of these are included in the Heritage Overlay of the Macedon Ranges

Planning Scheme. It appears that very few Inter-war houses in rural townships within the Shire are included in the Heritage Overlay.

Former Campaspe House is a fine example of a suburban-scaled Inter-war house and there appear to be no direct comparisons in the Shire which are included in the Heritage Overlay.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Former Campaspe House is illustrative of residential development which occurred on the outskirts of rural townships such as Woodend in the inter-war years of the twentieth century and is associated with the establishment of summer houses in easily accessible rural townships by wealthy Melburnians.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Former Campaspe House is a fine, intact and representative example of an Inter-war house. It displays typical features of a house of the 1920s in Woodend and across Victoria more broadly, including informal massing with asymmetrical elevations, a tiled helm and half-hipped roof form with attic and bowed window bays.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Former Campaspe House is a well-considered and carefully detailed house set in a mature garden, designed by Edna Walling. The stuccoed brick house, with a variety of hipped roof forms, tall chimneys and exaggerated eave brackets, together with the remnant Edna Walling designed garden, presents a highly picturesque composition from the Inter-war period.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – mature trees and plantings within the remnant Edna Walling designed border garden beds
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent of the property indicated by the green polygon on the aerial below.



Figure 11. Aerial photo of 29 (part) Goldies Lane, Woodend (Source: Macedon Ranges Shire Council, aerial dated January 2021).

References:

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 29 Goldies Lane WOODEND VIC 3442 PLN-2002-814, PLN-2006-522.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

State Library of Victoria (SLV), image numbers as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

FLINT HILL

Other Names: Casa Maria Convent (former)

Address: 65 (part) Romsey Road, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, updated March 2019, prepared for Exhibition - May 2021, revised post Exhibition – August 2021, revised for Adoption – June 2022

Place type: House, Convent	Designer: Attributed to Thomas Ewing, engineer
Grading: Locally significant	Builder: Not known
Integrity: High	Construction Date: 1922-23
Recommendation: Include in the Heritage Overlay with tree controls triggered to the extent of trees included on the National Trust Tree Register	Extent of Overlay: Refer to plan at Figure 8



Figure 1. 65 (part) Romsey Road, Woodend (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

Flint Hill, 65 (part) Romsey Road, Woodend, a house built in 1922-23, and associated garden.

Elements that contribute to the significance of the place include (but are not limited to):

- The form, materials and detailing of the house
- The house's high level of integrity to its original design
- Gardens, including mature trees and plantings on the National Trust Tree Register and the remnants of a tubular steel framed aviary.

Recent alterations and additions, including recently constructed outbuildings, are not significant.

How is it significant?

Flint Hill is of local historical, architectural and aesthetic significance to the Shire of Macedon Ranges.

Why is it significant?

Flint Hill is illustrative of residential development which occurred on the outskirts of rural townships in the inter-war years of the twentieth century and is associated with the establishment of summer houses in easily accessible rural townships by wealthy Melburnians (Criterion A).

Flint Hill is a large, representative example of an Inter-war house. It demonstrates the use of typical materials of the 1920s in Woodend and across Victoria more broadly, including clinker brick and cement diagonal pattern roof shingles, and elements such as dominant two-storey rectangular window bays and clinker brick chimneys, all with heavy cement cappings (Criterion D).

Flint Hill is a well-considered and carefully detailed house set in a large mature garden. The clinker brick house with simple roof form and tall chimneys, together with the garden, presents a highly picturesque composition from the Inter-war period (Criterion E).

Flint Hill has close associations with the Brookes family, in particular successful Melbourne businessman, Harold Brookes, and his wife Dorothy who was involved in many charities and was an active member of a number of established clubs. The Brookes family owned and occupied the country house from its establishment in 1922 until the mid-1950s (Criterion H).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.5 Living in country towns
 - 6.7 Making homes for Victorians.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the

1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

In 1922, Harold Eric Brookes and Dorothy Clare Brookes purchased approximately 130 acres of land in Woodend, with views to Hanging Rock and Mount Macedon (Freeman & Pukk, 2017:254; LV: V363/F414). The property was named 'Flint Hill' after 'Flinthill Hall' near Yelvertoft, Warwickshire, where Brookes' father, William, grew up.

The present house was built in 1922-23 for Harold and Dorothy Brookes. It is suggested that Brookes guided the design of the large house, with an engineer named Ewing preparing the drawings and supervising the construction. Research indicates that Thomas Ewing was an engineer practicing in the area during this period, known to have advised on the construction of Donovan's Bridge over Deep Creek, Chintin, which was constructed of reinforced concrete in 1934 (VHD). His association with the subject site has not been confirmed.

The house was designed for a family, with three to four live-in servants including a governess. Doors, window frames, skirting boards, and the staircase were all Queensland maple, with Italian marble fireplaces installed in the 1930s (taken from the family house 'Brookwood' on Queens Road, Melbourne, when it was demolished).

The property served as a farm and comprised a garage, farm sheds (stables, chaff room, machinery annexe, store rooms), milking shed (not a dairy) and a fowl house. It also included a red concrete tennis court, nine hole golf course (in the early 1930s) and a cricket ground (*Sydney Morning Herald*, 5 Nov 1934:4). As published in social columns from the 1930s onwards, the Brookes' hosted many charitable events including garden parties, open garden events, luncheons and charity golf tournaments on the private course.

The Brookes' fenced in a large area around the house for a garden and established them with exotic trees and plantings, ponds, and the 'monkey house' (a shade house). Dorothy Brookes sourced plants from the Royal Botanic Gardens Melbourne, State Nursery in Macedon, friends' gardens and many local and international nurseries, including in the UK and New Zealand. A heated glass house was built by the Brookes' north of the house (since removed). The Brookes' planted a Lucombe Oak (*Quercus x hispanica* 'Lucombeana') north-east of the house, soon after purchasing the property, which they acquired from the Macedon State Nursery (remains in 2018). Other notable mature plantings include a Caucasian Fir (*Abies nordmanniana*) and Bishops Pines (*Pinus muricata*), the latter planted in the 1930s (NTAV). They also planted maples, oaks, beeches, sequoias, fires and cedars, rhododendrons and azaleas (Freeman & Pukk, 2017:254).

By the early 1940s the property totalled over 300 acres, after Brookes acquired property to the north. The property remained in the Brookes family until the mid-1950s, when son John Brookes sold to William A

Comeadow, a horticulturalist and Melbourne City Council councilor (LV: V363/F414). Comeadow subdivided the property and on-sold the farm manager's house and approximately 100 acres.

In the 1960s the property was sold to the Missionary Sisters of the Society of Mary, to serve as a convent 'Casa Maria'. Changes were made to the garden and house during this period. Photos dating to 1964 show 'Casa Maria' at this date (Figures 2-3). The photos show earlier windows and fenestration arrangement to the south and east elevations, a pergola to the east façade, and a different configuration to the northern wing.

By 1971, many of the trees had been removed. By the mid-1970s the property was owned by Richard F B Kelly of 'The Rowans', Gisborne, who sold to Sir Roderick & Lady Carnegie in 1980, who rehabilitated the garden and carried out works to the house. In the 1990s the property totaled 600 acres.

Council's records indicate that in 1999 a permit was granted to the Carnegies, for alterations and additions to the house. The works comprised the construction of the single-storey garage to the west elevation, internal alterations and insertion of new window (in existing opening) on the south elevation of the north-west bay; the 1999 drawings showed that the surrounding openings on this elevation had double-hung sash windows. The 1999 plans of the property showed a glasshouse just north of the house (since removed) (MRSC PF).

Harold & Dorothy Brookes

Brookes, a company director, was born in 1876 in East St Kilda. He was the son of the noted William Brookes of Northamptonshire, England who had arrived in Australia in 1852 and owned 'Penola' at 222 Alton Road, Mount Macedon, from 1899. William Brookes was a former bullock driver and later a successful gold investor, who founded the Australia Paper Mills in 1882 with Archibald Currie and became a director of the Austral Otis Engineering Company. Harold's brother was famous tennis player (Sir) Norman Brookes.

Harold was educated at Melbourne Grammar, becoming managing director of William Brookes & Co., graziers of Queensland and a director of Austral Otis Engineering Co., Australian Paper Manufacturers Co. Ltd. and the Australasian Paper & Pulp Co. He married Dorothy Bird in 1914.

Dorothy Brookes was active with various charities, president of the Australian Women's Liberal Club for more than 14 years, president of the Woodend branch of the Australia Women's National League for over 20 years, a chairman of the Bush Library of Victoria League and president of the Alexandra Club (*Argus*, 2 Sep 1949:5).

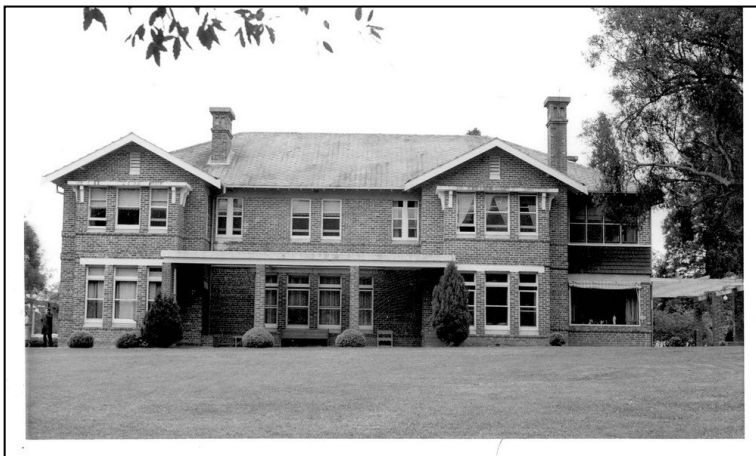


Figure 2. 'Casa Maria' in 1964 (SLV, Image H98.252/271).



Figure 3. 'Casa Maria' in 1964 (SLV, Image H98.252/269).

Description

Flint Hill is a large property on the edge of the township of Woodend. The corner site has a southern boundary fronting Romsey Road and the west boundary fronts the Old Lancefield Road. The house and landscaped setting are positioned near central on the site and can be accessed via a gravel drive through the site connecting both road boundaries.

The house is a large, two-storey Inter-war building of clinker brick construction. The main roof section is an extensive hipped form and there are two symmetrically arranged projecting wings with gabled roof forms as the rear. The roof cladding is fibrous cement diagonal pattern shingles. There are rectangular window bays projecting from the rear wings extending through two levels and terminated with a bracketed capping below the main roof level. A double string mould, created by brick offsets, extends around the building between levels. The main roof has three clinker brick chimneys with a corbeled string mould below a heavy cemented capping.

The northern elevation exemplifies the massive and austere character of the building with the double height colonnade of brick pillars. Each elevation of the building is punctuated with vertically rectangular openings with modern metal framed windows having replaced the original timber joinery and in some instances, modified to create French door openings at ground level.

The front elevation (west) has an L-configuration, with an extended gabled wing set against the main hipped profile, and a new two-storey brick 'pergola' applied at one of the wall faces, marking the entry. Adjacent to the entrance is a recent single-storey hip roofed brick garage and storage addition.

The recent outbuildings are located to the north of the house. There is a gable roofed, weatherboard clad shed and further north a more recent and larger sheet metal shed.

The place has an extensive woodland garden with elements such as gravelled pathways, stone paving, a tennis court with practice wall, remnants of an aviary, a large ornamental lake and smaller ponds, all set well off the road. The garden includes three trees which are listed on the National Trust tree register and identified with a plaque at the trunk base. They are a Lucombe Oak on the main lawn north east of the house; a Caucasian Fir south east of the house and a Bishops Pine near the rhododendrons. Other major trees include many gums, large oaks, a large peppermint to the rear and south side of the house, and three very large sequoias at the front. There are also mature rhododendrons.

Images



Figure 4. South east corner (GJM Heritage/Frontier Heritage, July 2018)



Figure 5. North elevation (GJM Heritage/Frontier Heritage, July 2018)



Figure 6. Lucombe Oak north east of house (GJM Heritage/ Frontier Heritage, July 2018)



Figure 7. Garage addition to north west end (GJM Heritage/ Frontier Heritage, July 2018)



Figure 8. Remnants of a tubular steel framed aviary (GJM Heritage, August 2021)

Integrity

Flint Hill retains a high degree of integrity in fabric, form and detail. While the house has undergone some alterations, including the replacement of original windows, these do not diminish the ability to understand and appreciate the place as a highly intact example of a substantial Inter-war house and garden, built on the outskirts of a rural township.

Comparative Analysis

Flint Hill is of note as a fine and representative example of a large Inter-war house and garden established on the outskirts of a rural township in the Inter-war period.

A number of houses remain in rural townships in the Shire of Macedon Ranges including many from the late nineteenth century and examples of these are included in the Heritage Overlay of the Macedon Ranges Planning Scheme. It appears that very few Inter-war houses in rural townships within the Shire are included in the Heritage Overlay.

Flint Hill is an example of a large Inter-war house, built on the outskirts of a rural township, and there appear to be no direct comparisons in the Shire which are included in the Heritage Overlay.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Flint Hill is illustrative of residential development which occurred on the outskirts of rural townships in the inter-war years of the twentieth century and is associated with the establishment of summer houses in easily accessible rural townships by wealthy Melburnians.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

Flint Hill is a large, representative example of an Inter-war house. It demonstrates the use of typical materials of the 1920s in Woodend and across Victoria more broadly, including clinker brick and cement diagonal pattern roof shingles, and elements such as dominant two-storey rectangular window bays and clinker brick chimneys, all with heavy cement cappings.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

Flint Hill is a well-considered and carefully detailed house set in a large mature garden. The clinker brick house with simple roof form and tall chimneys, together with the garden, presents a highly picturesque composition from the Inter-war period.

Criterion H: *Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).*

Flint Hill has close associations with the Brookes family, in particular successful Melbourne businessman, Harold Brookes, and his wife Dorothy who was involved in many charities and was an active member of a number of established clubs. The Brookes family owned and occupied the country house from its establishment in 1922 until the mid-1950s.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	Yes – to extent of Lucombe Oak, Caucasian Fir and Bishops Pine included on National Trust Tree Register
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below. The extent included within the polygon reflects the mature landscaped setting for the Inter-war house.

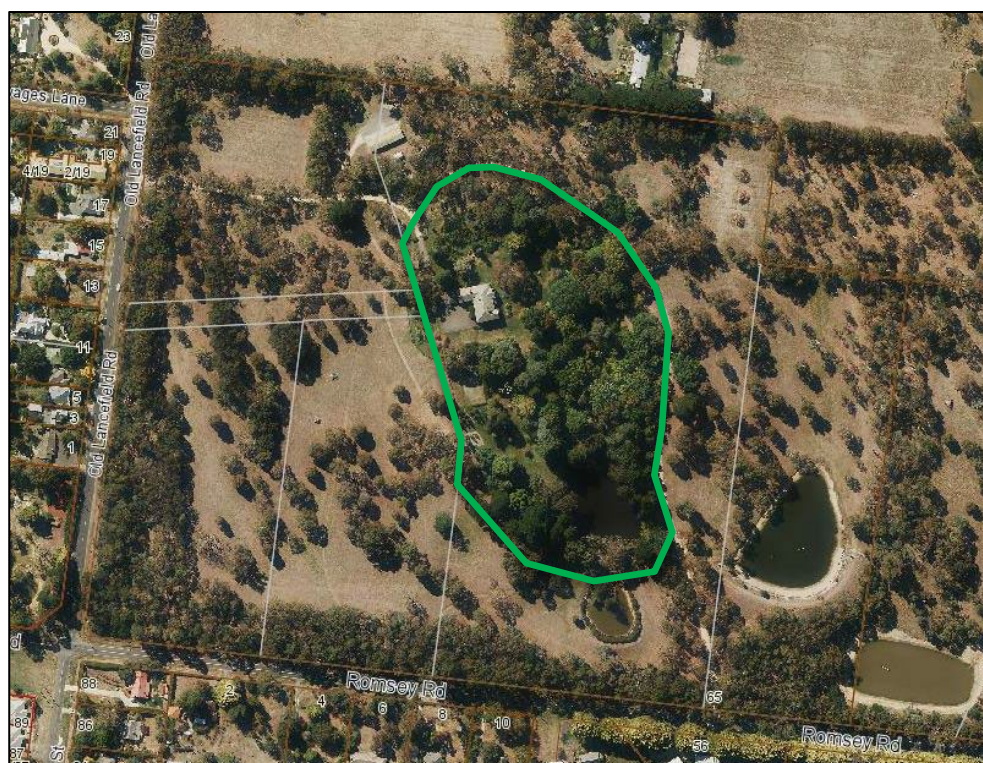


Figure 8. Aerial photo of 65 (part) Romsey Road, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 65 Romsey Road WOODEND VIC 3442 MBS-1999-191.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

National Trust of Australia (Victoria) (NTAV), National Register of Significant Trees, records for "Flint Hill", 65 Romsey Road Woodend VIC 3442, <<http://trusttrees.org.au/>>, accessed May 2018.

State Library of Victoria (SLV), images as cited.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Argus.

The Sydney Morning Herald.

Victorian Heritage Database (VHD), record for 'Donovans Bridge, Deep Creek, Chintin Road, Chintin, MACEDON RANGES SHIRE', <<http://vhd.heritagecouncil.vic.gov.au/>>, accessed Sep 2018.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

Heritage Citation

ST AMBROSE CATHOLIC CHURCH COMPLEX

Other Names: Parish Hall, Presbytery

Address: 16 and 18 (part) Templeton Street, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021, revised for Adoption – June 2022

Place type: Church, Parish Hall, Presbytery	Architect: Kempson & Conolly (church) E A Henderson (1889 presbytery)
Grading: Locally significant	Builder: Bradbury (1889 presbytery)
Integrity: Very High	Construction Date: 1916, 1966 (church) 1928 (parish hall) 1889, 1952 (presbytery)
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 8



Figure 1. Church at 16 Templeton Street, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Statement of Significance

What is significant?

The St Ambrose Catholic Church Complex, 16 and 18 (part) Templeton Street, Woodend, comprising a church (1916 & tower 1966), parish hall (1928) and presbytery (1889, remodelled 1952).

Elements that contribute to the significance of the place include (but are not limited to):

- The original form, materials and detailing of the church (including later tower) and the parish hall
- The form, materials and detailing of the remodelled presbytery
- The high level of integrity of the church and parish hall to their original design
- The high level of integrity of the presbytery to its remodelled 1952 form.

School buildings on the site, recent additions to the parish hall, and the 1889 presbytery fence and gate posts are not significant.

How is it significant?

The St Ambrose Catholic Church Complex is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

The St Ambrose Catholic Church Complex is of historical significance as a highly intact group of religious buildings, including a church, parish hall and presbytery, which together have strong associations with the local Woodend community. The complex is illustrative of a large parish in a rural town and its continuing use illustrates the importance of worship in the region (Criterion A).

The St Ambrose Catholic Church Complex is a fine, intact and representative example of a church complex within a rural township. It contains buildings which display typical characteristics of a range of styles, including Federation Romanesque and Interwar Gothic (Criterion D).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 8 Building community life
 - 8.2 Educating people
 - 8.1 Maintaining spiritual life
- 9 Shaping cultural and creative life
 - 9.3 Achieving design and artistic distinction.

Locality History

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:135; see 1994 study for earlier sources), with additional research as cited.

Early pastoralists took up large tracts of land in the area from the 1830s and by the end of the decade most the land in the Woodend district was occupied by pastoral runs (Vic Places). The township of Woodend was first established as a settlement on Five Mile Creek and developed as a transport centre on the busy road and rail routes from Melbourne to the goldfields to the north. For gold seekers and travellers from Melbourne in the 1850s, Woodend was the first supplies stop after the difficult traverse through the Black Forest which was also renowned for its bushranger activity (hence the name 'Woodend').

The first land sales were held in Woodend in 1852 and commercial, religious and civic development commenced in the township, including a racing club established in 1860 (Milbourne, 1982:50). In 1861 the railway line to Bendigo was constructed and the opening of the Woodend station further promoted settlement and development of the area (Boyd & Boyd, 2009:4). The growth of Woodend saw it proclaimed a Borough in 1862 (Milbourne, 1982:50). Woodend was larger than other nearby towns, with a population of almost 1,000 by 1861, with a generally constant population in subsequent decades (until increased growth in the 1970s) (Vic Places).

Woodend had gained a reputation as a tourist centre by the early twentieth century, with guest houses and other tourist services, and as a centre for exploring Mount Macedon, Hanging Rock and other local destinations. With the establishment of the Tullamarine Freeway in the 1970s, commuters took up residence in the area which resulted in a population increase (Vic Places).

Place History

Catholicism in Woodend

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The first Catholic school in Woodend was built in 1859 on the site of the present St Ambrose School on Templeton Street, taught by William Barry. This small building was also used for Catholic Church services until the first church was built adjacent in 1866 (Boxshall, 2017:157-58). The Templeton Street site was officially purchased for the Roman Catholic Church in 1865 (VGG). In 1884, architect J B Denny called for tenders for additions to the 1866 church.

The first presbytery was built on the Templeton Street site (fronting Urquhart Street) in 1889 and appears to have been considerably altered in 1952, resulting in its current appearance. The Parish Hall was constructed in 1928, to the north of the church.

Lay teachers continued to teach at the Catholic school until the arrival of the Sisters of Mercy in 1901, when the church acquired property on the south side of Brooke Street, including 'Blanchwood' at 18 Brooke Street, which served as the Convent of Mercy (*Advocate*, 28 Nov 1914:34). From 1901, the Sisters of Mercy conducted the school on Templeton Street (in the old church), however in 1911 the school was transferred to the coach house of 'Blanchwood', which served as 'Our Lady's Catholic School' (*Woodend Star*, 14 Dec 1918:2). Our Lady's School was extended in the 1970s, when the school building at 16 Brooke Street was erected in 1973 to house 90 pupils, (remains in 2018). Four portable classrooms were added to this corner site between 1976 and 1980.

'Our Lady's School' at 16 Brooke Street, and the Convent of Mercy at 'Blanchwood' (18 Brooke Street) continued to be run by the Sisters of Mercy, until c1989. From 1992, the Roman Catholic Trusts Corporation for the Dioceses of Melbourne began to subdivide and on-sell their holdings along Brooke, Templeton and Wood streets. The current St Ambrose Primary School (of modern construction) is located on Templeton Street, adjacent to the 1916 church, parish hall and presbytery.

St Ambrose Catholic Church

The foundation stone of the present church was laid by Thomas Josephus on 7 May 1916, and the church dedicated on 16 December 1916 to St Ambrose, by Archbishop Mannix. It was designed by architects Kempson & Conolly in the 'new Romanesque style' (Figures 2-3). The original design included a tower which was completed in 1966 under Fr. Beares. Changes to the sanctuary and nave resulted from the policies of Vatican Two in 1966.

Kempson & Conolly, church architects

William Patrick Conolly and C J Kempson formed the partnership Kempson & Conolly by 1890, after having both worked for the disbanded firm, Tappin, Gilbert & Dennehy, who were prominent architects for the

Roman Catholic Church (AAI: records 22651; Goad, 2013:682). The new firm practiced from offices in Oxford Chambers, Bourke Street, Melbourne (AAI: records 22651, 1615, 2911). For a short period from 1890, Charles L Oldham joined the firm as a partner, forming Kempson, Conolly & Oldham (Taylor, 2013).

During the Federation period Kempson & Conolly completed many projects for the Roman Catholic Church, some of which reflected the Romanesque Revival architectural style. The firm designed a large number of churches, presbyteries, schools, halls and hostels for the church, located throughout Victoria. The firm also had a small number of commissions for warehouses and hotels (AAI).

Parish Hall

The Parish Hall was constructed in 1928 to the north of the church, replacing a timber school-hall. The hall was erected during the mission of Fr. PJ O'Doherty who was also responsible for the erection of the church.

Presbytery

When the Parish separated from Kyneton in 1887, it was decided to build a Presbytery in Woodend (Hawkins, 1995: n.p.). The first presbytery was built in 1889. The foundation stone in the present presbytery states that the stone for the presbytery was laid by Rev. Dr Carr, Lord Bishop of Melbourne on 12 May 1889. An article published in May 1889 (*Kyneton Observer*) reported on the laying of the stone, noting that the architect was E A Henderson, of Queen Street, Melbourne and the builder a Mr Bradbury of Melbourne. The article described the proposed residence:

... the building, which faces to the south-east, parallel with the right wing of the church, will be two stories high, and will contain eight or nine apartments, reception room, dining room, library, bedrooms, kitchen, and servants' rooms. It will be built of brick, and around three sides of the house there will be a handsome balcony and verandah. In order not to encroach unduly on the ground which may be required for church extension, a quarter-acre adjoining had been purchased from Mr Bradford for presbytery purposes.

The presbytery was considerably altered in 1952. One source notes that the original presbytery was modernised in 1952 by Father Murphy, when it was decided to remove the second-storey for safety reasons (Boxshall, 2017:158; Barned, 1985:104).

St Ambrose Parish Primary School

The school buildings on the site are modern in construction.

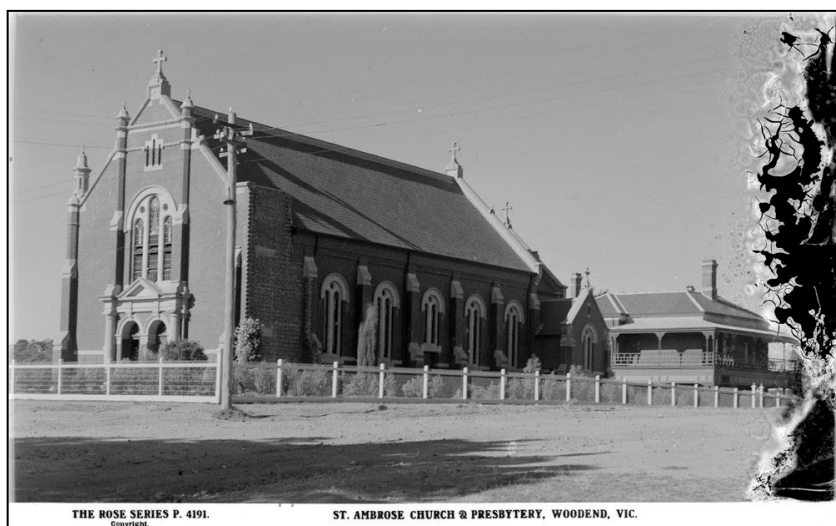


Figure 2. St Ambrose Church and the 1889 two-storey presbytery; the second-storey is visible (photo dated c1920-1954; but must date to pre-1952 alterations of the presbytery) (SLV Image H32492/5752).



Figure 3. Later photo, showing more mature plantings (photo dated c1920-1954) (SLV, Image H32492/9431).

Description

The St Ambrose Catholic Church Complex is located on a large rectangular site on the east side of the township of Woodend. The site fronts Templeton Street to the west, Anslow Street to the north, Wood Street to the east and Urquhart Street to the south. The church buildings are at the western end of the site, the school buildings are more centrally located and the playground and sports facilities are on the eastern side.

On the highest point of the site (the south west corner) is the Church. The Federation Romanesque style, red brick and stuccoed building has a rectangular plan form with a campanile form bell tower attached to the church front on the southern side. The gable parapet roof forms are slate clad. The Romanesque detailing includes the corbelled brickwork, round arch openings and stucco elements such as the horizontal banding at sill level and decorative parapet cappings. The front (west) is detailed elaborately with a pedimented entrance flanked by attached Doric columns and twin arched doors with leaded fanlights. The bell tower has a pyramidal roof form clad in corrugated sheet metal. It also has the Romanesque style detailing with rounded arch windows, stucco banding and detailing and the campanile of triple arch openings to each face at the top (bell) level.

Behind the Church is the Presbytery which fronts Urquhart Street on the southern side of the site. The single-storey hip and gable roofed building has a foundation stone in the façade dated May 1889. The building does not appear to be of late nineteenth century construction, however, it is possible that it does include some building form and materials from this period. The large tiled hip roof with brick chimneys, extends to form a colonnaded porch on the south and west sides. It has projecting gable roof forms with rendered crosses featured in the gable ends. The external walls and gable ends are a painted render finish and the windows timber framed.

In the north west corner of the site fronting Templeton Street is the Parish Hall. The multi-gabled red brick building had a terracotta tiled roof in 1994 which has subsequently been replaced with corrugated sheet metal cladding. It is an unusual design with some Gothic elements such as the strong buttressed and parapeted porch positioned centrally in the façade combined with Arts and Crafts style ornamentation in the pressed cement mouldings, terracotta gable end vent slots and a combination of materials. The red brickwork rises to window head level and then cement render covers the gables, the smaller gables appointed with a lancet vent. There are multi-pane steel framed windows with Tudor arches over. The main doorway is set in a pointed arch, with top-lights. The paired doors have lattice-pattern glazing above flush vertical boarded construction. In the main gable end there is a segmented arched and vented highlight with a molded cement

panel below. The porch parapet includes a bordered and cemented panel with stylised lettering of the building name in it. Recent additions have been made to the building on the southern side.

In the centre of the site, fronting Templeton Street between the Church and the Parish Hall is a single-storey modern school building. The footprint of the school wraps around behind the Parish Hall with a secondary entrance from Anslow Street. The school building is of a relatively low height situated between the Church and Hall buildings and is of similar materiality being red and cream brickwork with a corrugated sheet metal roof.

There are minimal landscaped areas on the site with some mature trees in the vicinity of the three historic buildings. There is some well-maintained hedging around the Church and some mature trees along the southern boundary. In front of the Presbytery there is a wire fence with hedging behind and two pairs of ornate Victorian timber gate posts at either end of the arched driveway which may remain from the original Presbytery of 1889.

Images



Figure 4. Templeton Street (west) elevation of Church (GJM Heritage/Frontier Heritage, May 2018)



Figure 5. Templeton Street (west) elevation of Parish Hall (GJM Heritage/Frontier Heritage, May 2018)



Figure 6. Presbytery, fence and timber gate posts fronting Urquhart Street (south) (GJM Heritage/Frontier Heritage, May 2018)



Figure 7. Templeton Street (west) elevation of modern school building (GJM Heritage/Frontier Heritage, May 2018)

Integrity

The St Ambrose Catholic Church Complex retains a high degree of integrity in fabric, form and detail and the church and parish hall clearly demonstrate their religious functions. Despite extensive remodeling of the

original presbytery (Figure 2), the building retains a clear functional and physical relationship with the adjacent church building. The addition of later buildings, including substantial school buildings, does not diminish the ability to understand and appreciate the place as an intact and representative church complex within a rural township.

Comparative Analysis

The St Ambrose Catholic Church Complex is of note as a fine, representative and intact group of religious buildings within a rural township in the Shire of Macedon Ranges. The St Ambrose Catholic Church Complex comprises three buildings (church, parish hall and presbytery) on a large site in Woodend. These buildings remain to form a fine complex of church buildings in the Shire of Macedon Ranges.

A large number of churches remain in the Shire of Macedon Ranges, however fewer complexes of church building remain. Church complexes included in the Heritage Overlay of the Macedon Ranges Planning Scheme include:

- St Andrews Presbyterian Church and Hall, 43-49 Fisher Street, Gisborne (HO294)
- Our Lady of Lourdes Catholic Church and Residence, 27-29 Chauncey Street, Lancefield (HO50)
- Christ Church of England Church and Residence, 31-33 Chauncey Street, Lancefield (HO51)
- Kyneton Arts Centre (former Congregational Church and Sunday School) 28 Hutton Street, Kyneton (HO256 & VHR H1989).

St Andrews Presbyterian Church and Hall, 43-49 Fisher Street, Gisborne (HO294) comprises the following buildings:

- Church (1871)
- Hall (1905)

Our Lady of Lourdes Catholic Church and Presbytery, 27-29 Chauncey Street, Lancefield (HO50) comprises the following buildings:

- Church
- Presbytery

Christ Church of England Church and Residence, 31-33 Chauncey Street, Lancefield (HO51) comprises the following buildings:

- Church (1869)
- Residence (c1870)

Kyneton Arts Centre (former Congregational Church and Sunday School) 28 Hutton Street, Kyneton (HO256 & VHR H1989) comprises the following buildings:

- Church (c1859-60)
- Sunday School (1898).

Like these places, the St Ambrose Catholic Church Complex, Woodend retains a highly intact group of church-related buildings. These buildings display a range of characteristics that have associations with a range of periods and architectural styles and remain highly intact to demonstrate these associations.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The St Ambrose Catholic Church Complex is of historical significance as a highly intact group of religious buildings, including a church, parish hall and presbytery, which together have strong associations with the local Woodend community. The complex is illustrative of a large parish in a rural town and its continuing use illustrates the importance of worship in the region.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The St Ambrose Catholic Church Complex is a fine, intact and representative example of a church complex within a rural township. It contains buildings which display typical characteristics of a range of styles, including Federation Romanesque and Interwar Gothic.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 8. Aerial photo of 16 and 18 (part) Templeton Street, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References

Australian Architectural Index (AAI), copyright Miles Lewis, record numbers as cited.

Barned, Betty (1985), *Woodend, on the Five Mile Creek*, Woodend [Vic.]

Boxshall, Sylvia (2017), *Beyond the Black Forest : Early Settlement of Woodend and the Surrounding District*, Woodend [Vic.]

Goad, Philip (2012), 'William Brittain Tappin' in Philip Goad & Julie Willis (Eds.) *The Encyclopedia of Australian Architecture*, Port Melbourne, pp682-683.

Hawkins, Janet (1995), *A Woodend Walk*, Woodend & District Heritage Society, Woodend [Vic.].

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

State Library of Victoria (SLV), picture collection: The Rose Series collection, as cited.

Taylor, Dr John J (Sep 2013), 'Charles Lancelot Oldham' cited at Australia Institute of Architects, <<http://www.architecture.com.au/>>, accessed October 2018.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Kyneton Observer.

The Woodend Star.

Victorian Government Gazette (VGG), Gazette No. 28, 14 March 1865, p626.

Victorian Places, 'Woodend', <<http://www.victorianplaces.com.au/woodend>>, accessed Oct 2018.

4 Heritage Assessments for Places Not Recommended for the Heritage Overlay during Stage 2



Heritage Assessment

THE PINES FARM COMPLEX

Address: 25 Collivers Road, Lancefield

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: Farm Complex	Architect: Not known
Grading: Not significant	Builder: Not known
Integrity: Fair	Construction Date: c1860 (slab hut – demolished) c1904 (present house moved to subject site)
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. 25 Collivers Road, Lancefield
(July 2010, Source: <<https://www.realestate.com.au/property/25-collivers-rd-lancefield-vic-3435>>)

Reasons for Recommendation

Recent aerial photography (refer to Figures 6 and 7) indicates that all the earlier buildings on the site, described in the 1994 *Macedon Ranges Cultural Heritage and Landscape Study*¹ (including the old house complex with rare vertical slab hut, weatherboard wash house, smith's shop and sheds) have been removed and the fabric of the existing house (moved to the site in c1904) has been substantially altered. The Pines Farm Complex therefore does not retain a high degree of integrity in fabric, form or detail and the ability to understand and appreciate the place as an historical farm complex has been significantly reduced.

Place History

John Fitzgerald received the Crown Grant for the 242 acre allotment (Crown Portion 27) on the south-east corner of what is now Melbourne-Lancefield Road and Collivers Road, in 1855 (GLN, App No. 10541; Lancefield Parish Plan). In 1856, Fitzgerald sold the southern half of the allotment to John Patrick Conway (GLN, App No. 12911). The northern portion (including the subject site) was sold to John Kirby in 1859, who sold to John B Phipps in 1865 (a transaction dated 1863 indicates that Phipps sold a small section of the lot to the Trustees of the Primitive Methodists; location and further detail not known). From 1865 Phipps leased the property to F McClure, for a period of seven years. It appears that from 1869, the property was owned by John B Phipps and Lavinia Mary Phipps. From c1871 the General Law Note transactions are annotated with 'premises' (may be referring to the slab hut noted below or a hotel mentioned in the General Law Notes; details not confirmed)² (GLN, App No. 10541).

In 1878, John Patrick Conway, Lancefield farmer, purchased the northern portion of Crown Portion 27 (and now owned the entirety of CA 27, totaling 242 acres). Following Conway's death in 1885, his holdings were transferred to his executors, who sold to Robert Hemphill, Lancefield farmer, in July 1888 (the property remained in the Hemphill family until 1986). In 1897, Robert Hemphill transferred the western portion of the property to Robert Hemphill the younger (LV:V1008/F418; 1144/F624).

Johnston Hemphill (suggested to be Robert's son, born 1863, or his brother which is less likely) occupied the subject site, first residing in a slab house on the property, built just south of the present house (the slab house was ruinous and partly demolished by 1994; not confirmed if remains in 2018). The slab hut may have been constructed soon after Hemphill purchased the property (known to have existed c1902). One source states that 'The Pines' was built in 1860, which may refer to the slab hut, suggesting construction under an earlier owner (Smith, 1994:115; TBA Planners et al., 1994:182; Viney & Powell, 1997:229). Outbuildings adjacent to the slab house included a timber building that served as a blacksmith's shop and wash house (TBA Planners et al., 1994:182). Early gabled sheds were also constructed to the south (date not known; not confirmed if these remain).

The present weatherboard house was moved to the subject site c1904 by the Hemphill family, from another property nearby (original date of construction not known). A photo dating to c1905 held by the owners (cited in 1994 citation) showed the house at the subject site with a picket fence and young plantings (TBA Planners et al., 1994:182). The property was referred to as 'The Pines' as early as 1906 in a notice announcing the birth of a daughter for Mr and Mrs Johnston Hemphill (*Argus*, 17 Mar 1906:11).

Following Robert Hemphill's death in 1907, the three separate lots (including the subject site) were consolidated to form a property of 242 acres (the original extent of the Crown Portion) and transferred into the name of Johnston Hemphill, Lancefield farmer (LV: V1008/F418; V3208/F434).

¹ TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*

² The location of the Shire of Romsey Municipal Rate Books, dating pre-1915, is not known. Therefore the built date and details of early buildings on the property has not been confirmed.

FRONTIER HERITAGE

Following the death of Johnston Hemphill in 1940, the property was granted to Martha Hemphill, widow, and Lorna Hemphill, spinster. In October 1971, Lorna (now Amey) was the surviving proprietor, who transferred it to Johnston Raymond Hemphill on the same day (LV:V3208/F434). In the mid-1980s, Johnston R Hemphill 'of The Pines' subdivided the property, retaining ownership of the north-east portion (the subject site) for a short period, before selling to the Coulsons 'of Collivers Road, Lancefield' in 1986 (LV:V9614/F248).

The entrance wall and gate, and paving around the house (all in a 'crazy paving' pattern) were constructed c1950s (TBA Planners et al., 1994:182-3). Recent alterations to the house included the removal of a rear skillion-roof section, replaced with an addition in a similar form to the main part of the house. Part of the verandah was enclosed by 1994. A balustrade to the verandah was added post-1994 (TBA Planners et al., 1994:182).

The Hemphills

Three Hemphill brothers from Ireland were amongst the earliest settlers in the district. Robert Hemphill arrived first in 1857 and leased land in Monument Road, Rochford. He subsequently purchased many properties in the district for his many children. Johnston Hemphill arrived in 1859 before moving to the district in 1869, settling on a Rochford property which he called 'Cream Hill' and later acquired 'Stringy Bark' on Angle Road and 'Goldbank' on Mumfords Road. James ('King Jimmy') Hemphill arrived in Australia in 1866, first renting in Lancefield before buying 400 acres on Rocky Range road, which he named 'Rocky Range' (Reid, 1992:227; Smith, 1994:116).



Figure 2. The house in 1994 (TBA Planners et al., 1994:181).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

The main building at 25 Collivers Road, Lancefield is a single-storey, hipped roof Italianate style weatherboard house with a return verandah. The front faces east, with the side (north) facing Collivers Road. At the rear of the house (west), is a modern freestanding structure also with a hipped roof.

The house is symmetrical with the entry door central in the east elevation with double hung timber sash windows either side. The roof is of corrugated sheet metal and there is a decorative brick chimney on the northern roof ridge. The return verandah is also roofed with corrugated sheet metal over a timber frame with simple timber posts and decorative iron frieze and brackets. The verandah decking is of timber and the balustrade is a simple modern timber top and bottom rail with timber vertical rails between the posts.

FRONTIER HERITAGE

The garden around the house did include a number of clipped holly bushes and a clipped low holly hedge along the east and south sides when inspected in 1994, however, it appears that these have since been removed. When the site was inspected in 1994 it was noted that to the rear of the house (west) is a large *Arbutus unedo* specimen along with quite a dense planting of Monterey pines and that to the south of the house were two very mature oaks with a laurel hedge and a privet hedge on the south side. Further south again was a Monterey cypress hedge, an old walnut tree and more oak trees. It is not known how many of these trees or hedges remain.

On the south side of the existing house is the site of earlier buildings that were described in 1994 as:

‘the old house complex which consists of a rare vertical slab hut (slabs slid into grooved top and bottom rails) with a large rubble stone and brick kitchen fireplace at the south end which has been almost demolished. West of the old house is the weatherboarded wash house and smith's shop and to the south are old gabled sheds, some with finials. The old house complex is ruinous’.

It appears that the structures no longer remain but there is evidence of their former location on the ground.

Further south west of the existing house is a large modern farm shed with tanks on the west side.

Images



Figure 3. Photo dated July 2010
(Source: <<https://www.realestate.com.au/property/25-collivers-rd-lancefield-vic-3435>>)



Figure 4. Photo dated July 2010
(Source: <<https://www.realestate.com.au/property/25-collivers-rd-lancefield-vic-3435>>)



Figure 5. Photo dated Feb 2011
(Source: <<https://www.realestate.com.au/property/25-collivers-rd-lancefield-vic-3435>>)



Figure 6. 25 Collivers Road, Lancefield
(Source: Nearmap, aerial dated Jan 2018).



Figure 7. Aerial photo of 25 Collivers Road, Lancefield
(Source: Macedon Ranges Shire Council, aerial dated March 2018).

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

The Pines Farm Complex does not retain a high degree of integrity in fabric, form or detail and, as a result, the ability to understand and appreciate the place as an historic farm complex has been significantly reduced. All the earlier buildings, described in 1994, including the old house complex with rare vertical slab hut, weatherboard wash house, smith's shop and sheds have been removed and the fabric of the existing house has been substantially altered.

References:

General Law Note (GLN), Application Nos. 10541, 12911.

Lancefield Parish Plan.

Landata Victoria (LV), Certificates of Title, as cited.

Reid, John (1992), *When memory turns the key : the history of the Shire of Romsey*, Bacchus Marsh [Vic.].

Smith, Gavin (1994), *All wild and lonely bush : a record of Kerrie, Cherokee and Rochford*, Romsey [Vic.].



FRONTIER HERITAGE

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 4 comprises individual place citations.

The Argus.

The Australasian.

Viney, Dorothy & Greg Powell (1997), *From sublime solitude : the story of Lancefield, 1837-1997*, Romsey [Vic.]



Heritage Assessment

FORMER MACEDON INFANT WELFARE CENTRE

Address: 47 Victoria Street, Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: March 2019, prepared for Exhibition - May 2021

Place type: Infant Welfare Centre/Maternal & Child Health Centre	Architect: Scott & Furphy (Consulting Engineers)
Grading: Not significant	Builder: Not known
Integrity: Fair	Construction Date: 1953
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. Former Macedon Infant Welfare Centre, 47 Victoria Street, Macedon (GJM Heritage/Frontier Heritage, March 2019).

Reasons for Recommendation

The establishment of Infant Welfare Centres (or Maternal and Child Health Centres) throughout Victoria in the twentieth century reflects the growing interest in the health of mothers and infants. A number were built in the Shire of Macedon Ranges and two of these centres from the mid-twentieth century remain – one at Kyneton (1940) and another at Macedon (1953). The former continues to operate as a Maternal and Child Health Centre after almost 80 years, whilst the latter ceased operation for that purpose approximately 30 years ago.

The Kyneton Maternal and Child Health Centre is included in a heritage precinct in the Heritage Overlay of the Shire of Macedon Ranges Planning Scheme (HO119 Kyneton Town Core). The early and substantial brick building is a fine, intact and representative example of a Maternal and Child Health Centre which clearly demonstrates a simple domestic scale and design that is characteristic of its type. The ongoing use of the building as a Maternal and Child Health Centre, and its siting within a public building precinct, both contribute to the significance of the place.

While the Former Macedon Infant Welfare Centre building remains on site, the original use of the place is no longer clearly demonstrated in the building fabric, form or detail. The building has been considerably altered over time – including substantial alteration of its primary frontage – and is no longer intact to its period of construction.

The Maternal and Child Health Centre at Kyneton, already included in the Heritage Overlay of the Shire of Macedon Ranges Planning Scheme, more clearly demonstrates the theme of providing health and welfare services to the Shire.

Place History

Half an acre (0.2 hectares) of land in Victoria Street, Macedon was donated to enable construction of the first purpose-built Infant Welfare Centre in the town (*Weekly Times*, 2 July 1952, p 40). The land was acquired in 1949 by a consortium of three Macedon women (LV Certificate of Title V7261/F167) – Jean Lawson, Margaret Brough and Kathleen Scott – presumably for this purpose. Lawson was noted as the president of the Macedon branch of the Baby Health Centre Association in 1952 (*Weekly Times*, 2 July 1952, p 40) and Brough was registered as a midwife a number of years earlier in 1926 (*Victoria Gazette*, 28 Jan 1926).

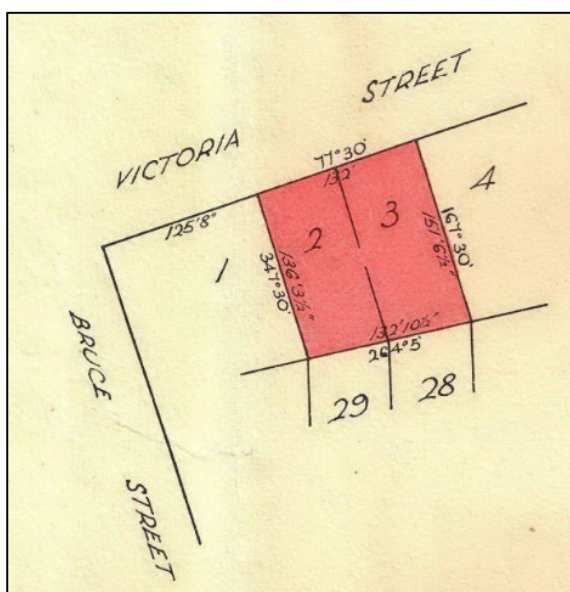


Figure 2. Land transferred to Lawson, Brough & Scott in 1949 (LV: V7261/F167).

FRONTIER HERITAGE

A contribution of £1000 from the local Baby Health Centre Association, together with a government subsidy (*Weekly Times*, 2 July 1952, p 40), enabled construction of this new facility in 1953 (PROV VPRS 7882/P0001/1143) thus providing a convenient alternative for local residents who previously accessed nursing services in Gisborne. The simple timber building provided a consulting room with waiting room and play area, and associated services including a kitchen and bathroom (Figure 4). Domestic in scale and located at the front of the large allotment, the centre was designed to be a welcoming place for mothers and babies (Figures 3-5).

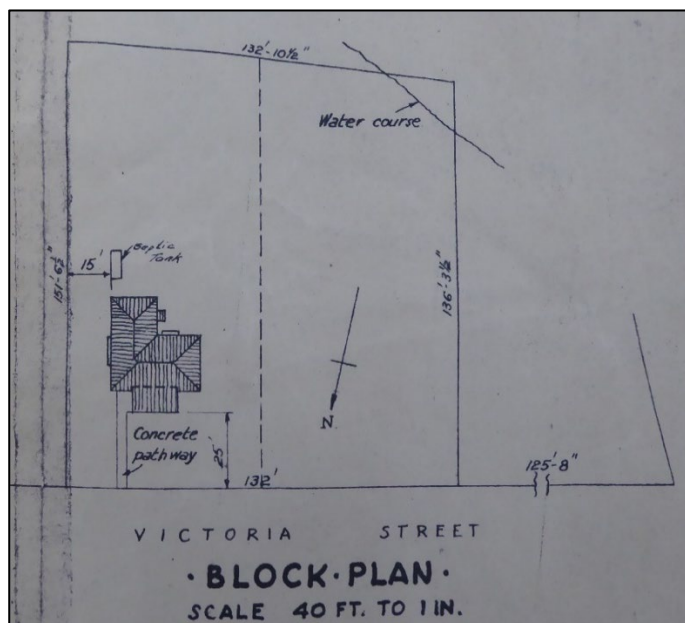


Figure 3. Site Plan, Macedon Infant Welfare Centre (Drawing dated 27 January 1949, Source: PROV VPRS 7882/P0001/1143).

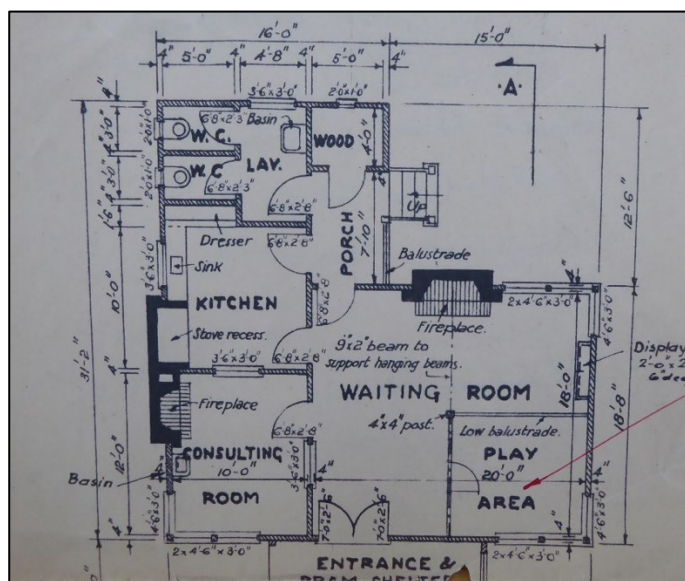


Figure 4. Floor Plan, Macedon Infant Welfare Centre (Drawing dated 27 January 1949, Source: PROV VPRS 7882/P0001/1143).

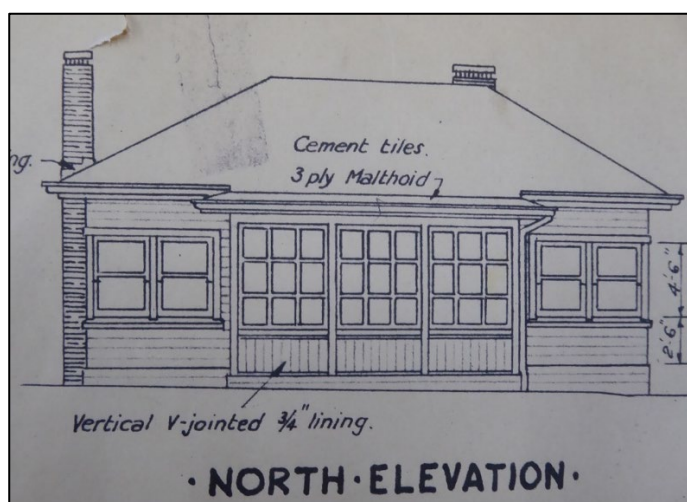


Figure 5. North Elevation Macedon Infant Welfare Centre (Drawing dated 27 January 1949, Source: PROV VPRS 7882/P0001/1143).

An extension was made to the west end of the front wing of the centre in 1967-68 to create an additional play space (Figures 6-8). The extension doubled the size of the existing waiting room and created an additional room which could be divided with a folding door.

In 1972 an application was made to use the building, then known as the Pakina Pre-School Centre, as a pre-school kindergarten rather than a pre-school play centre (PROV VPRS 7882/P0001/1143), placing restrictions on children numbers. It appears that the building also continued to operate as an Infant Welfare, or Maternal and Child Health, Centre for a period of time (Figure 8).

Drawings indicate that the building was used solely as a pre-school centre by the early 1990s. The Maternal and Child Health service had been removed from the building by this time and replaced with two play rooms and an office (Figure 9). A pergola was constructed at the front of the building at this time (Figures 9 & 10).

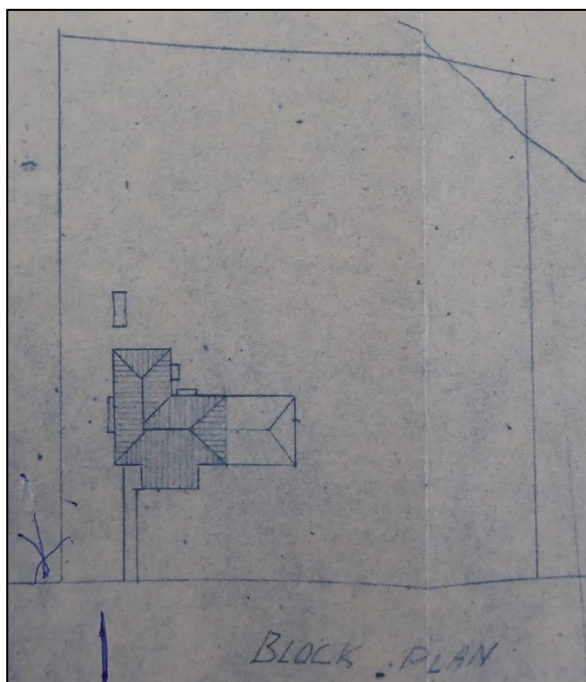


Figure 6. Site Plan, Macedon Infant Welfare Centre (Drawing dated 28 November 1967, Source: PROV VPRS 7882/P0001/1143).

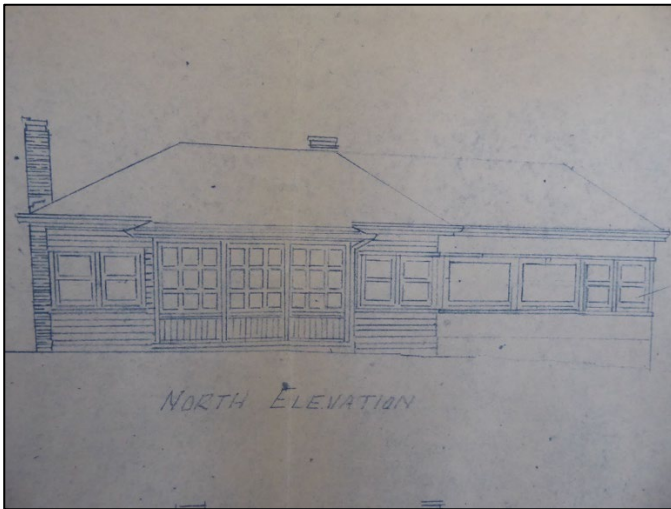


Figure 7. North Elevation Macedon Infant Welfare Centre (Drawing dated 28 November 1967, Source: PROV VPRS 7882/P0001/1143).

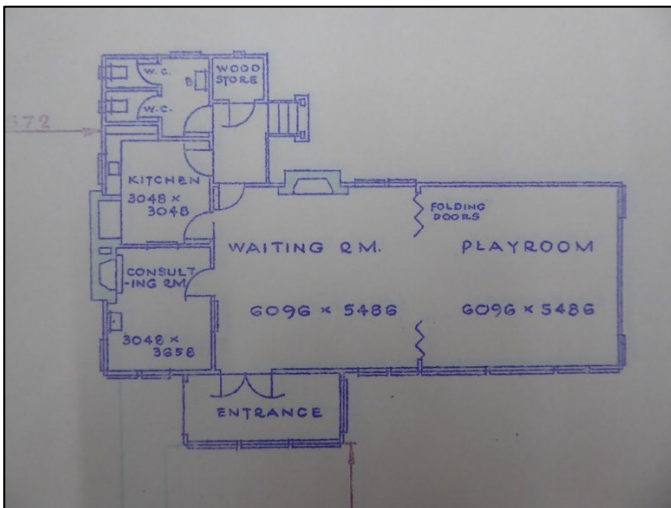


Figure 8. Floor plan c1967-92, Macedon Infant Welfare Centre (Undated, Source: PROV VPRS 7882/P0001/1143).

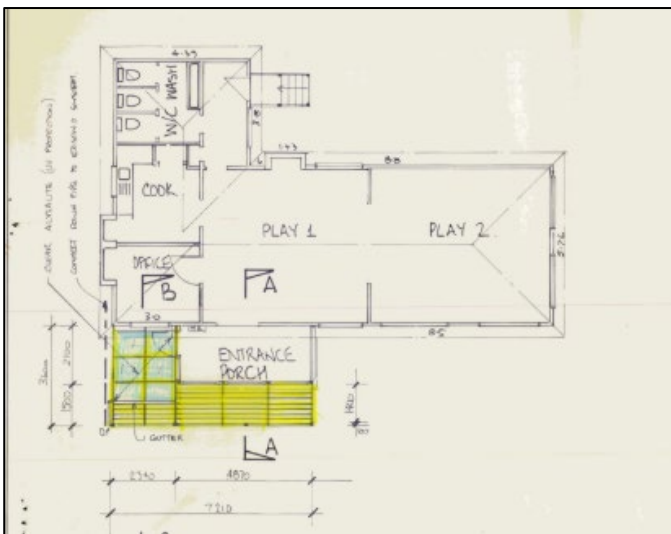


Figure 9. Floor plan showing addition of pergola to Macedon Infant Welfare Centre (Drawing by Black Forest Drafting Service, 1992, Source: Macedon Ranges Shire Council).



Figure 10. Elevations showing addition of pergola, Macedon Infant Welfare Centre (Drawing by Black Forest Drafting Service, 1992, Source: Macedon Ranges Shire Council).

Description

Located at the front of a large allotment in Victoria Street, the Former Macedon Infant Welfare Centre is an 'L-shaped' timber building with a transverse hipped-roof wing across the front of the site and a longitudinal hipped-roof wing to the rear. Roofing is of corrugated steel and windows are generally double-hung and timber framed. Brick chimneys are located to the east side and rear of the building. An entrance porch, designed as a pram shelter, is located to the front (north) of the building, with a later pergola structure attached to the north and east. Multi-paned glazing encloses this original entry porch.

High steel fences at the front of the building enclose a ramped concrete path that leads to the entrance porch. A timber ramp, located to the west and south of the building, provides additional access to the rear of the building. These ramps and fences are later additions to the building. Two small storage sheds are located to the west and the south of the main building and a variety of trees are located to the front, rear and west side of the property.

Images

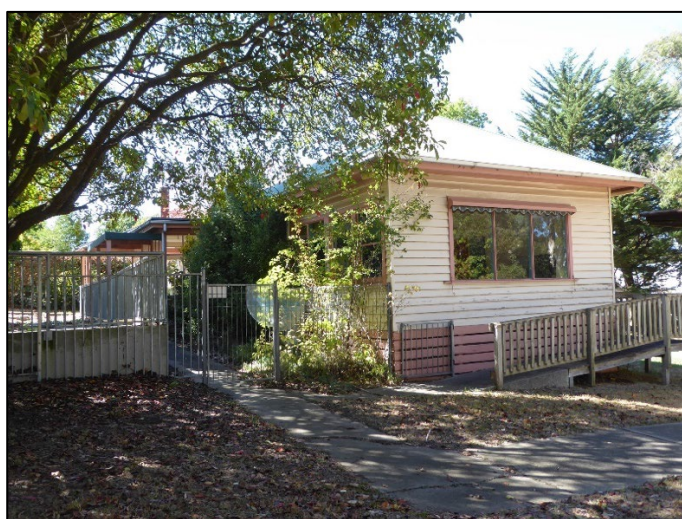


Figure 11. Building from the north-west showing additional wing added to the west (GJM Heritage/Frontier Heritage, March 2019).



Figure 12. Enclosed entry porch/pram shelter (GJM Heritage/Frontier Heritage, March 2019).



Figure 13. Rear (south) elevation (GJM Heritage/Frontier Heritage, March 2019).



Figure 14. Rear of building from the south-west (1967 wing extension to left) (GJM Heritage/Frontier Heritage, March 2019).

Integrity

The Former Infant Welfare Centre, Macedon has been substantially altered since its construction, including an extension of the street frontage to the west and additions of a pergola, ramps and high fences to the front, side and rear of the building. The former use of the place as an Infant Welfare Centre is no longer clearly apparent in the fabric, form and detail of the building.

Comparative Analysis

The health of mothers and infants became an increasing concern in the early twentieth century and resulted in the establishment of Infant Welfare Centres in inner suburban Melbourne, particularly after the formation of the Infant Welfare Section of the Public Health Department in 1926. This service extended to the outer suburbs of Melbourne and country Victoria and by the 1930s a number of rural centres had been established. These commonly operated out of existing buildings and included a travelling nurse service to smaller towns.

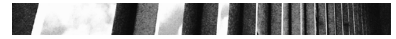
During World War II, and particularly during the post-war baby boom, substantial numbers of Infant Welfare Centres (later known as Maternal and Child Health Centres), were constructed throughout Victoria. This included purpose-built centres in the Shire of Macedon Ranges at Macedon and at Kyneton.

A substantial brick Infant Welfare Centre (Maternal and Child Health Centre) was opened in Hutton Street, Kyneton in May 1940, replacing the existing service which had operated out of a dressing room at the Shire Hall from 1930 (*Age*, 15 March 1937, p 12). The building is typically domestic in scale and appearance and similar in design to other centres built for this purpose in this period in Victoria. The building at Kyneton was constructed on a portion of police land within a precinct of public buildings and continues to be used for its original purpose. It is included in a heritage precinct, Kyneton Town Core (HO119), in the Macedon Ranges Planning Scheme.



Figure 15. Kyneton Maternal and Child Health Centre, 5 Hutton Street, Kyneton (Source: Nearmap 26 December 2018).

Despite the Former Macedon Infant Welfare Centre building remaining on site, the original use of the place is not clearly demonstrated in the building fabric, form or detail. It was not built to a clearly identifiable design (unlike Kyneton), and ceased operation as a Maternal and Child Health Centre after a comparatively short period of operation.



The Maternal and Child Health Centre at Kyneton, already included in the Heritage Overlay of the Shire of Macedon Ranges Planning Scheme, more clearly demonstrates the theme of providing health and welfare services to the Shire.

References:

Age, 15 March 1937, p 12; 25 May 1940, p 30; 30 July 1936, p 7.

The Argus. 27 February 1939, p 4; 12 September 1939, p 11.

Landata Victoria (LV), Certificate of Title, as cited.

Public Records Office of Victoria (PROV), Public Building Plans and Files, VPRS 7882/P0001/1143 Infant Welfare Centre and Pre School Centre Victoria Street, Macedon.

Victoria Gazette, 28 January 1926, cited online.

Weekly Times, 7 July 1952, p 40.



Heritage Assessment

APSLEY

Address: 17 Brougham Road, Mount Macedon

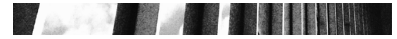
Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: House, Nursery, Stables	Architect: Not known
Grading: Not significant	Builder: Not known
Integrity: Fair	Construction Date: 1894, 1908-1914
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. 17 Brougham Road, Mount Macedon (GJM Heritage/Frontier Heritage, June 2018)



Reasons for Recommendation

The house at Apsley has undergone major alterations since construction in the late nineteenth century, including an early twentieth century addition to the side and extensive rear addition, which significantly altered the form of the original residence. The original section of house was not of early construction and the existing house does not strongly convey a particular period of construction. Modifications and additions made to the stables at the rear of the house have diminished the ability to understand and appreciate the building's original use. Little evidence remains to illustrate the former use of the place as a nursery.

Place History

In 1889, Matthew Smith, a Williamstown auctioneer, and Charles Orr, Melbourne merchant, subdivided the 128 acre property 'Lilliesleaf' in Mount Macedon (Crown Portion 2 and part of Portion 1, Parish of Macedon). Lilliesleaf house had been built by the Hamiltons, who also built 'Glen Drouitt' in Mount Macedon in the 1880s (GMMDHS). Subdivided lots in Lillies Leaf Estate were on-sold from October 1889. Lot 10 (location of the present house) was one of the first lots to sell, to Nathaniel Ronalds, florist of 103 Swanston Street, Melbourne, on 14 February 1890 (the lot totaled just over 1 ½ acres). The four acres to the east (lots 11, 12, 21 & 22) were sold to George Bevis, Williamstown pilot (with Ronalds' name struck out) on 14 February 1890 (LV:V2241/F001).

Nathaniel ('Nat') Ronalds was an English botanist, nurseryman and florist, and owner of what was 'one of Melbourne's most famous shops' (*Riverine Herald*, 9 Apr 1942:3), 'Ronalds' Central', later known as 'Ronalds'. Prior to moving to Brougham Road, Ronalds built the house 'Dreamthorpe' and established a nursery on Mount Macedon Road, c1886 (TBA Planners et al. 1994:540; Boyd & Boyd, 2009). In December 1891, Nathaniel Ronalds 'of New-street, Brighton, and Macedon, nurseryman', was declared insolvent (*Argus*, 7 Dec 1891:5) As a result, Ronalds sold Dreamthorpe in 1892 (LV:V2409/F704).

In June 1892, Ronalds transferred Lot 10 (current 17 Brougham Road; originally called View Road) into his wife's name, Agnes Lindsay Ronalds (LV:V2241/F005). In 1894, Agnes Ronalds, married woman, was rated for the first time for a cottage in Lillies Leaf Estate, Macedon, with a Net Annual Value (NAV) of 10 pounds. The rate books in subsequent years confirm the cottage was located on Lot 10 of the Estate, the property totaling just over 1 ½ acres (RB). This strongly suggests that the first part of the house was built for the Ronalds in 1894. An early photo shows the first extent of the house, with outbuildings to the rear (Figure 2). An outbuilding, thought to have served as stables, was constructed of timber slabs (date not confirmed), with two later side wings constructed of brick (remains in 2018, all with a new shingled roof).

The 1895-1896 rate books indicate that from this date Nathaniel Ronalds leased George Bevis' property to the east – 4 ½ acres of Lillies Leaf Estate (Lots 11, 12, 21 & 22) (RB; LV:V2794/739). The land that Ronalds leased from Bevis was sold to Christina Healey, wife of Richard Healey, Macedon nurseryman, c1900 (LV:V2794/739).

Following the death of Nathaniel in 1898 (*The Australasian*, 29 Oct 1898:55), Agnes remained at the property (until her death in 1945). With a large family, Agnes was known in the area as 'Granny Ronalds' (TBA Planners et al. 1994:541).

Following Nathaniel's death, Lot 10 was described in the rate books as comprising a 'cottage and nursery' (no longer leasing Bevis' property). The property's value was 13 pounds in 1908. In 1909 the value increased to 20 pounds, and by 1914 to 25 pounds (RB). This suggests that development of the house or property occurred during this period, probably comprising the Edwardian brick extension to the house.

In 1920, Agnes was rated for a 'house' on Lot 10 of Lillies Leaf Estate (with a NAV of 25 pounds), as well as land at Lot 9 of Lillies Leaf Estate (presumably to the west). In 1920, Agnes, Ivy and Ralph Ronalds also owned various other lots in the area, all described as land in the Rate Books (RB).

One of the daughters, Mary Ronalds, opened Brookdale Nursery on the other side of Brougham Road c1927. Another daughter, Ivy Ronalds who was a florist, also owned three acres on Brougham road in the 1920s, and was addressed to Kays Florists, Little Collins Street, Melbourne (TBA Planners et al. 1994:541, App 1 – 71). Upon Agnes Ronalds death in 1945, the property (comprising the house and just over 1 ½ acres) was granted to Ivy Ronalds, Macedon florist, on 24 May 1946, who sold to Robert Barrow, Hawthorn gentleman, on the same day (LV:V2241/F005).

A site inspection in 2018 indicates that the northern timber section of the house appears to date to the mid-late twentieth century. The property had a number of subsequent owners from 1961 (LV:V6867/F336). The house is known today as 'Apsley'.



Figure 2. A photo of the original residence, with the Edwardian brick addition, and outbuildings to the rear. No date to photo; probably dates post-1908 (Boyd & Boyd, 2009: 52).

Description

The single storey house at 17 Brougham Road, Mount Macedon is sited on a rise approximately 15 metres behind the Brougham Road boundary of the site. Behind the house, to the north east, is the stables building. The irregular shaped property is defined by a meandering creek bed to the west, adjacent properties to the north and east and Brougham Road to the south.

The house appears to have been developed in several phases with the original Victorian double fronted cottage clearly discernible, albeit the brickwork has been painted. The symmetrical brick building has a hipped corrugated iron clad roof, two brick chimneys, double hung timber windows and a timber framed entrance door with decorative glazed side panels and highlights. The front (south) verandah is timber framed with simple timber posts and decorative iron frieze and brackets. The decorative iron may be original. The verandah floor is a modern concrete slab with steps matching the width of the verandah leading to the front garden area.

At the east end of the Victorian cottage is an addition which appears stylistically to date from the late nineteenth or early twentieth century. The brick walls of the addition are offset approximately 200mm in from the cottage wall line resulting in an eave projection created by the extended original hip roof form. The timber fascia and eaves gutter wrap around the west, south and east sides of the building. On the southern side of the addition (the front of the building) there is a projecting box timber window. The east end has a timber double hung sash window (possibly relocated from the original east end wall) and a smaller modern timber framed window behind.

On the northern side of the building, across the rear of the Victorian cottage and Edwardian addition is a large timber lean-to roofed by an extension of the rear slope of the brick buildings hip roof. The timber framed, weatherboard clad lean-to has a series of timber framed, multipaned windows and doors on the northern elevation out to a modern timber deck. A small gable roofed verandah with timber posts and mock heritage detailing provides protection to the rear doors. The construction date of this section of the building is not known and it is possible that it includes some fabric contemporary with the Victorian or Edwardian brick sections within what appears to be mid-late twentieth century construction.

The rectangular plan form stables building is constructed of brick and timber. The main roof has intersecting gables with a lean-to section at the southern end, all clad in modern timber shingles. The three roof sections reflect the floor plan which appears to be three distinct construction phases and functions. The middle section with the east west gable roof is of timber construction and includes a loft area. This may be the original stables although there have been a number of alterations and replacement of materials made over time.

At the northern end is a larger brick section with a north-south gable roof and timber boards to the gable end and a brick buttress (modern?) central in the north wall and a brick chimney in the west wall. The east elevation has mid twentieth century timber framed double glazed doors with sidelights and midrails. At the southern end of the building is the smaller brick room with a lean-to roof which appears to have been recently reconstructed.

The grounds surrounding the house and stables include a number of substantial trees, drystone walls (parts of which may be early fabric), garden paths and beds and a pond in front of the house. A substantial, modern drystone wall defines the site boundary fronting Brougham Road. Towards the rear of the property there are recent storage sheds and containers.

Images



Figure 3. Front (southern) elevation of the house (GJM Heritage/Frontier Heritage, June 2018)



Figure 4. Rear (northern) elevation of the house (GJM Heritage/Frontier Heritage, June 2018)



Figure 5. Northern elevation of stables (GJM Heritage/Frontier Heritage, June 2018)



Figure 6. East elevation of stables (GJM Heritage/Frontier Heritage, June 2018)

Integrity

The house at Apsley has undergone major alterations since construction in the late nineteenth century, including an early twentieth century addition to the side and extensive rear addition, which significantly altered the form of the original residence. Modifications and additions made to the stables at the rear of the house diminish the ability to understand and appreciate the building's original use. Little evidence remains to illustrate the former use of the place as a nursery.

References

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Gisborne and Mount Macedon Districts Historical Society Inc (GMMDHS), 'A Brief History of Gisborne and Mount Macedon Districts', <<http://www.gisbornemountmacedon.org.au/history.htm>>, accessed July 2018.

Landata Victoria (LV), Certificates of Title, as cited.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 17 Brougham Road MOUNT MACEDON VIC 3441 PLN-2014-66.

Rate Books (RB), Shire of Gisborne, Macedon Riding: 1892-93, entry 282; 1894, entry 279; 1894-1895, entry 762; 1895-1896, entries 883-884; 1900, entry 905 (recorded Jan 1900); 1900-1901, entry 909; 1905-06, entry 901; 1908-09, entry 906; 1909-10, entry 950; 1912-13, entry 948; 1913-14, entry 966; 1914-15, entry 910; 1915-16, entry 958; 1920-21, entries 1021-1025.

Riverine Herald.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations:

Apsley, 17 Brougham Road, Mount Macedon (within Appendix 1)

Dreamthorpe, 455 Mount Macedon Road, Mount Macedon.



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The Argus.

The Australasian.

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.



Heritage Assessment

MATLOCK

Address: 838 Mount Macedon Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: House, Garden	Architect: Not known
Grading: Not significant	Builder: Not known
Integrity: Low	Construction Date: 1921, c1940s
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. 838 Mount Macedon Road, Mount Macedon (Photos dated March 2005.

Source: <<https://www.realestate.com.au/property/838-mount-macedon-rd-mount-macedon-vic-3441>>

Reasons for Recommendation

The house at Matlock has undergone major alterations since construction in 1921, including the addition of a second storey (or a two-storey addition) in the 1940s which significantly altered the form of the original residence. The place does not retain a high degree of integrity in fabric, form and detail and as a result the ability to understand and appreciate the place as an Inter-war bungalow has been significantly reduced.

Place history

P Egan and P Howe received the Crown Grant for the nine acre property in 1854. The property then served as a horse paddock for subsequent owner Charles Cogger Senior (Milbourne, 1982:123-24). In January 1920, approximately 2 $\frac{3}{4}$ acres (the subject site) was sold to George William Percival Creed (LV:V4587/F384; V4704/F667). Creed was a Melbourne merchant and founder of Woolworths in Australia (Freeman & Pukk, 2018:236).

An advertisement for the sale of 'Matlock' in Upper Macedon in 1929 noted that the 'Artistic Brick Villa' had been built 8 years prior, confirming the house was completed by 1921 (*Herald*, 27 Feb 1929:12). Most sources date the first stage of the house to c1919-c1921, and built for owner George Creed.¹ The house was first built as a single-storey residence (Figure 2). In the 1929 advertisement, the house was described with seven rooms on almost six acres, with 'grounds tastefully laid out with well grown English trees, shrubs, tennis court, putting green, kitchen garden, orchard' and a gardeners' cottage with four rooms (not known if the cottage remains in 2018) (*Herald*, 27 Feb 1929:12).

In 1930, the property was sold to William Murray McPherson, 'merchant' of Hawthorn (LV:V4704/F667). (Sir) William Murray McPherson was a businessman and philanthropist, Premier of Victoria in 1928-29, a Commissioner of the Melbourne Harbour Trust for 11 years, President of the Melbourne Chamber of Commerce and a Member of the Legislative Assembly (Hamer & Patrick, 1986).

The stone front fence and entrance gate were reportedly built for Sir William McPherson (Milbourne, 1982:123-24). It is suggested that the garden was designed by Edna Walling (not confirmed), establishing the circular driveway in front of the house and possibly the entrance gates and fence (Boyd & Boyd, 2009:85; TBA Planners et al., 1994:567). Bob Mitchell was the gardener at the property for 20 years, for both Creed and McPherson (Milbourne, 1982:123-24).

William Murray McPherson only owned the property for two years before his death in 1932, when probate was granted to William Edward McPherson, merchant, Marshall Eady, director and Herbert Shaw, grazier (LV:V4704/F667). In the 1930s, newspapers reported on 'Matlock', the home of Mr and Mrs W E McPherson (*Australasian*, 13 Jan 1934:14; 5 Jan 1935:11). During World War II, staff from the Japanese and Italian Embassies were interned at 'Matlock' with guards living in Lambard House on Sangsters Road (Boyd & Boyd, 2009:85; Milbourne, 1982:123-24).

In March 1944 the property was transferred to Janette Cohen 'of Matlock', spinster. Six months later Cohen sold to Caroline Mahony and Beryl Mahony, in September 1944 (LV:V4704/F667). The property changed hands a number of times: to Peverill in 1945, Steele in 1950, Sterling in 1960, Smith & Searls Pty Ltd in 1960, Irene A McGinness 'of Matlock' in 1964, Searls in 1974, Detal Pty Ltd in 1981 and Haywood & Field in 1983 (LV:V4704/F667; V6717/371). With many subsequent owners, it is suggested that the house has undergone

¹ Boyd & Boyd (2009:85) date the house to c1920; Freeman & Pukk (2018:236) date the house to 1919; Hutton (1990:22) dates it to c1921, Milbourne (1982:123-24) dates the house to 1919.

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major changes (Milbourne, 1982:123-24). The second storey, constructed of weatherboard, was reportedly built c1940s (Figure 3) (TBA Planners et al., 1994:568).

In the 1980s the property retained exotic trees, a terraced garden, a tennis court, gardener's cottage to the rear of the house (not confirmed if remains) and evidence of an orchard and croquet lawn (Milbourne, 1982:123-24). In 2001, Council granted a permit for works to the house, which comprised the 'enclosure of a verandah at the rear of the existing dwelling' (MRSC PF).



Figure 2. Photo advertising the sale of 'Matlock' in February 1929. West elevation is shown (*Herald*, 27 Feb 1929:12).



Figure 3. Undated photo of 'Matlock'; after the second-storey additions c1940s. West elevation is shown (Boyd & Boyd, 2009: 85).

Description

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Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

The residence at Matlock demonstrates two construction periods: c1921, c1940s – the former with box windows and rough-cast stucco (north east) on the ground level and the latter as the upper level with weatherboarding and roof gables.

Much of the garden to the east of the house is older and more formal, with pathways, terraces, *Viburnum sp.*, former tennis court with associated high rubble wall facing to the south and distant views to Melbourne. There are few large trees in this section (fire damage) except for a Douglas fir at the corner of the former tennis court.

The long drive extends from the west to the south side of the house and on to Sangsters Lane. Mature trees line the drive including large elms, beeches, copper beeches, three redwoods, chestnuts, rhododendrons, azaleas and cedars.

Stonework abounds through the garden (overgrown), along with quartz pebbles to the steps to the resurfaced house west terrace (c1921). A notable rubble-stone fence lines the front boundary, with cylindrical posts with domed tops, the house name set in cement on one and a pair of notable iron gates (possibly relocated?).



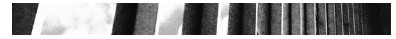
Figure 4. The house at the subject site (Source: Nearmap, aerial dated Jan 2018).

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

The house at Matlock has undergone major alterations since construction in 1921, including the addition of a second storey (or a two-storey addition) in the 1940s. The place does not retain a high degree of integrity in fabric, form and detail and as a result the ability to understand and appreciate the place as an Inter-war bungalow has been significantly reduced.

References:



Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Freeman, Kornelia & Ulo Pukk (2017), *Goldfields of Victoria : from Macedon to Ballarat, Bendigo and beyond*, Melbourne.

Hamer, Barbara & Alison Patrick (1986), 'Sir William Murray McPherson (1865–1932)' in Australian Dictionary of Biography, <<http://adb.anu.edu.au/>>, accessed 31 August 2018.

Landata Victoria (LV), Certificates of Title as cited.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 838 Mount Macedon Road MOUNT MACEDON VIC 3441 PLN-2001-767.

Milbourne, Jean (1982), *Mount Macedon : its history and its grandeur, 1836-1978*, Kyneton [Vic.]

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 4 comprises individual place citations.

The Australasian, Melbourne [Vic.]

The Herald, Melbourne [Vic.]

Heritage Citation

Note: The c1905 tennis pavilion was preliminarily assessed as warranting inclusion in the Heritage Overlay; however, during the course of Stage 2 the owners advised that a storm had destroyed the structure and that it had been removed.

HOHE WARTE TENNIS PAVILION AND COURT

Other Names: Hohewarte, Camelot, Camelot Guest House (former)

Address: 847 Mount Macedon Road, Mount Macedon

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: Tennis Pavilion, Tennis Court	Architect: Not known
Grading: Locally significant	Builder: Not known
Integrity: Very High	Construction Date: c1905 (tennis pavilion)
Recommendation: Include in the Heritage Overlay	Extent of Overlay: Refer to plan at Figure 10



Figure 1. 847 Mount Macedon Road, Mount Macedon (GJM Heritage/Frontier Heritage, July 2018)

Statement of Significance

What is significant?

Hohe Warte Tennis Pavilion and Tennis Court, 847 Mount Macedon Road, Mount Macedon.

Elements that contribute to the significance of the place include (but are not limited to):

- The external form, materials and detailing of the tennis pavilion
- The tennis pavilion's high level of integrity to its original design
- The remnant tennis court, including remnant fencing demarcating the court.

The house and recent alterations and additions to the garden are not significant.

How is it significant?

Hohe Warte Tennis Pavilion and Tennis Court is of local historical and architectural significance to the Shire of Macedon Ranges.

Why is it significant?

Hohe Warte has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The tennis pavilion and associated court clearly illustrates the establishment and use of the mountain as a summer retreat comprising large garden estates with recreational facilities incorporated into their design (Criterion A).

The tennis pavilion and associated remnant court at Hohe Warte is a rare surviving recreational pavilion at a private property at Mount Macedon. Private recreational facilities (tennis, croquet, golf) were commonly provided at hill stations at Mount Macedon and the small pavilion at Hohe Warte demonstrates the importance of recreational activities to the occupants of, and visitors to, these places (Criterion B).

Historical Themes

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.7 Making homes for Victorians.

Locality history

The following is based on the locality history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al., 1994, Vol 3:142; see 1994 study for earlier sources), with additional research as cited.

Hume and Hovell first named the mountain Mount Wentworth in 1824, during their exploration of the Port Phillip District, before it was renamed Mount Macedon by Major Sir Thomas Mitchell, who ascended it in 1836. Pastoralists took up large tracts of land in the larger area from the 1830s, while the first known settler in Mount Macedon was J S Hill who established Turitable Run on the south side of the mountain. Industry arrived when sawmills and eucalyptus distilleries were established throughout the ranges, taking advantage of the natural resources (Boyd & Boyd, 2009:4). In 1861 the railway line to Bendigo was opened along the western foothills of Mount Macedon, in Macedon (or Lower Macedon), connecting the area and its industries to Melbourne and promoting development of the Mount Macedon area (Vic Places). In 1872 the government established the Macedon State Nursery to encourage the replanting of the mountain and surrounding area, primarily adopting English varieties, which began to create the unique landscape of the area (Boyd & Boyd, 2009:4). Mount Macedon also saw the establishment of numerous plant nurseries and orchards, along with the development of civic, religious and community institutions within the township during this period.

Due to its close proximity to Melbourne, Mount Macedon (or Upper Macedon as it was first known) became a hill station retreat for wealthy Melburnians from the 1870s onwards. Prominent and wealthy Victorian citizens were drawn to the cool climate and landscape of the mountain elevation and established large summer estates with impressive houses and extensive gardens in the late nineteenth and early twentieth centuries. The hill station model was adopted from those of British India, in Simla, Murri and other summer seats of British colonial rule in the highlands of the subcontinent. The Mount Macedon area, and its health-inducing airs, soon attracted day-trippers and holiday makers from Melbourne, resulting in the establishment of guest houses (sometimes at former hill station estates), some of which continued to operate well into the twentieth century, and a sanatorium.

From the earliest days of settlement bushfires have affected the area, which has resulted in various stages of development of the landscape and built fabric, which remains evident today. Mount Macedon is recognised today as one of the premier garden townships of Victoria. The landscape and unique combination of hill station homes and native and exotic trees give a special character to what has become a township of sprawling garden properties.

Place history

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The first house on the property was called 'Hohe Warte', built as a holiday house for owner Carl Ludwig Pinschof in 1887, described in the 1887 rate books as a villa on five acres (since demolished) (Figure 2). Hohe Warte was designed by architect Phillip G Treeby (*Age*, 24 Apr 1886:15). By late 1888, Carl and Elise Pinschof had added five acres to the property. Pinschof was a merchant, economist and Consul for Austria-Hungary. Born in Vienna, Pinschof may have named the house after a hill in Vienna of the same name.

The property comprised a croquet lawn, tennis court and tennis pavilion (suggested to have originally had a shingled roof; remains in 2018), believed to have been constructed by Pinschof c1905. Pinschof reputedly designed the garden, with oak avenues, pines, hollies, linden trees, walnuts, chestnuts, firs and elms from Taylor & Sangster's Nursery.

In 1907, prominent Australian artist Arthur Streeton stayed at Hohe Warte as a guest of Pinschof, when he was completing a commission for Lady Talbot (*The Register*, 9 Mar 1907:6). The Pinschofs also rented out Hohe Warte to other holiday makers during their ownership (*Argus*, 11 Nov 1893:1; *Table Talk*, 19 Jan 1911:8).

In October 1917, 'Hohe Warte ... the charming Mountain Home' of the Pinschof's was advertised for sale. The property was described as comprising just over 9 ¾ acres, a weatherboard dwelling, gardener's cottage (of three rooms), stabling and a coachhouse, and a tennis court and pavilion, all within the picturesque grounds (*Argus*, 27 Oct 1917:3).

In 1917, the property sold to Rebecca and Salom (or Shalom) Slutzkin of St Kilda. They renamed the property 'Camelot' and retained ownership until c1940. Their city residence was in Gayner Court, St Kilda Road. Following the death of Rebecca in the 1920s, the property was leased as a guest house in the 1930s. In 1934, 'Camelot' was advertised offering a cottage, tennis, billiards, garage and charming old-world gardens, with enquiries to be forwarded to a Mrs Palmer (*Age*, 10 Feb 1934:16). An article in 1938 described Camelot, 'set in an old, rambling garden, with a winding drive', noting the guest house 'is always popular' (*Age*, 12 Jan 1938:5). In July 1938, 'Camelot Guest House', owned by the Slutzkins of St Kilda, was destroyed by fire (*Argus*, 20 Jul 1938:1).

The house was rebuilt from c1940 by the new owner, Norman Hutchison. This house was again destroyed by fires in 1983 and replaced with the present modern residence. The Hutchison family retained the property until at least the 1990s.

Carl Ludwig Pinschof (1855-1926)

Born in Vienna, and educated in Vienna and Germany, Pinschof decided to settle in Melbourne after attending the 1879 Sydney International Exhibition as secretary to the Austrian Trade Commission. Pinschof was appointed Honorary Consul for Austria-Hungary in 1885. He was a partner in the merchant firm, Pffaf Pinschof & Co. and later the sole principal, with branches in Sydney, Brisbane and Adelaide. He was the first chairman of Carlton & United Breweries Pty Ltd when it formed in 1907, and a director of the newly formed Herald and Weekly Times Ltd in 1900. Soon after, he resigned as Consul and sold his company in 1908.

He and his wife, operatic singer Elise Weidemann, were patrons of the arts, having married in 1883. They funded many trusts and foundations supporting the arts, and many artists reputedly stayed at Hohe Warte, and visited their town house 'Studley Hall' in Kew. Artists included Arthur Streeton and possibly Tom Roberts, whose paintings (among many other well-known artists) were acquired by the Pinschofs. Pinschof's public standing was badly affected by the anti-German sentiments of World War I, reputedly bringing about the sale of the subject site to the Slutzkins c1917-18.

Salam Slutzkin

The Russian born Salam Slutzkin arrived in Australia in 1899 and joined his brother Lazar's firm. Sydney Myer and his brother came from the same district, inspired by the immigration and success of Lazar. Salam Slutzkin became the chairman and managing director of Lazar Slutzkin Pty Ltd, described as warehousemen and makers of ladies' apparel. The business was located in Flinders Lane, Melbourne, with branches and agencies in Sydney, Brisbane, Adelaide, Tasmania and Manchester (UK). Salam Slutzkin was active in the Jewish community, being on the board of the St Kilda Synagogue and a member of 'nearly all Jewish charitable institutions in Victoria'. Newman Rosenthal (1971:133) wrote that 'The Slutzkin warehouse in Flinders Lane became a focal point in the development and survival of Jewish life. The new arrival could always go there for materials and stores with which to begin the living he had yet to make. The Slutzkin building was an oasis in the midst of so much that was foreign and alien to all that had hitherto kept him alive.' Slutzkin was also a member of the Melbourne Chamber of Commerce and Chamber of Manufacturers.



Figure 2. The first house, Hohe Warte, at the subject site in a photo published in 1905 (*Weekly Times*, 16 Sep 1905:13).

Description

The Hohe Warte Tennis Pavilion and Tennis Court are located within a large L-shaped property with two street frontages. The modern house is sited well back from Mount Macedon Road on the northern boundary

of the site near to Pinchof Lane. A long gravel drive winds through the stands of mature trees from Mount Macedon Road up to the house and landscaped garden.

To the west of the house is the original tennis court and a tennis pavilion which is understood to have been constructed in the early twentieth century. The picturesque garden tennis pavilion is a small timber framed structure clad on three sides with scalloped timber shingles. The corners are interestingly detailed with sheet metal flashing in layers of a similar scalloped form to the wall shingles. The fourth side, fronting the boundary gate to the tennis court, is lined with weatherboards, but may have originally been an open side to the pavilion.

The ornate roof structure is formed as a cross of intersecting gable roofs clad with corrugated sheet metal. The gable end barge boards are detailed with an etched cross in the round ends and further ornamented with decorative timber eave brackets and timber finials to the gable ends on each elevation. There is a simple timber panel door in the centre of the east wall.

The tennis court is enclosed by a high wire fence with metal posts. Many of the posts retain an ornate metal capping (Figure 5).



Figure 3. South east corner of pavilion (GJM Heritage/Frontier Heritage, July 2018)



Figure 4. Barge board detail (GJM Heritage/Frontier Heritage, July 2018)



Figure 5. Fence post with ornate capping (GJM Heritage/Frontier Heritage, July 2018)



Figure 6. Tennis pavilion behind hedge (GJM Heritage/Frontier Heritage, July 2018)



Figure 7. Corner scallop flashing detail (GJM Heritage/Frontier Heritage, July 2018)



Figure 8. Timber scalloped cladding (GJM Heritage/Frontier Heritage, July 2018)



Figure 9. Interior of pavilion (GJM Heritage/Frontier Heritage, July 2018)

Integrity

The tennis pavilion and associate tennis court remnants at Hohe Warte retain a high degree of integrity as elements of a hill station. While the pavilion tennis court have undergone alterations and fabric has been lost, these do not diminish the ability to understand and appreciate the place as a fine example of a private recreational facility within a Mount Macedon hill station.

Comparative Analysis

The tennis pavilion at Hohe Warte, Mount Macedon is of note as a fine example of its type. Located within the gardens of one of the many Mount Macedon hill stations which were established in the nineteenth century, the tennis pavilion demonstrates the importance of recreational activities to the occupants of these summer houses.

As noted in the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al), the pavilion appears to be a rare surviving example of its type. A small number of pavilions are included in the

Heritage Overlay of the Shire of Macedon Ranges Planning Scheme, however these are predominantly located within public reserves such as the Kyneton Botanic Gardens, HO165 & VHR H1994 (Shelter Shed Pavilion) and the Malmsbury Botanic Gardens and Town Hall HO253 & VHR H1993 (Tennis Club Building).

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

Hohe Warte has strong associations with the establishment of hill stations at Mount Macedon by prominent and wealthy Victorians from the 1870s. The tennis pavilion and associated court clearly illustrates the establishment and use of the mountain as a summer retreat comprising large garden estates with recreational facilities incorporated into their design (Criterion A).

Criterion B: *Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).*

The tennis pavilion and associated remnant court at Hohe Warte is a rare surviving recreational pavilion at a private property at Mount Macedon. Private recreational facilities (tennis, croquet, golf) were commonly provided at hill stations at Mount Macedon and the small pavilion at Hohe Warte demonstrates the importance of recreational activities to the occupants of, and visitors to, these places (Criterion B).

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Macedon Ranges Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Macedon Ranges Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	No
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the extent as indicated by the green polygon on the aerial below.



Figure 10. Aerial photo of 847 Mount Macedon Road, Mount Macedon (Source: Macedon Ranges Shire Council, aerial dated March 2018).

References:

Boyd, Phyllis & Ian Boyd (Eds.) and Gisborne & Mount Macedon Districts Historical Society (2009), *Pictorial Mount Macedon : a journey through time*, Mount Macedon [Vic.].

Rosenthal, Newman H. (1971), *Look back with pride : the St. Kilda Hebrew Congregation's first century*, Melbourne. Cited in TBA Planners et al, 1994.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 3 comprises Landscape Assessment with locality histories (Section 7, Town Units). Volume 4 comprises individual place citations.

The Age.

The Argus.

Table Talk [Melbourne, Vic.]

The Register [Adelaide, SA.]

Victorian Places, 'Mount Macedon', <<http://www.victorianplaces.com.au/mount-macedon>>, accessed Oct 2018.

Weekly Times [Melbourne, Vic.]

Heritage Assessment

KINERSLEY

Other Names: Kynersley Farm (former)

Address: 61 Bowyers Road, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: House, Guest House	Architect: Not known
Grading: Not significant	Builder: Not known
Integrity: Low	Construction Date: c1860, c1875
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. Kinersley, 61 Bowyers Road, Woodend (GJM Heritage/Frontier Heritage, May 2018)

Reasons for Recommendation

Kinersley has been heavily modified and does not retain a high degree of integrity in fabric or detail. As a result, the ability to understand and appreciate the place as an early farm house has been significantly reduced.

The 1940s residence on the property is not significant.

Place history

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources), with additional research as cited.

The subject site was purchased from the Crown by Alfred Reynall of Castlemaine in 1854 (Crown Allotment H, Section 65; totaling approx 7 acres). Reynall also purchased the Crown Grant for other lots in the area. The first dwelling built at the subject site was a timber cottage, built c1860. In c1875 a large timber addition was constructed.

In 1908, a 15 acre property with a 10 room house, described as a 'suitable country place or boardinghouse' was advertised for sale or hire, with interested parties to apply to 'Kynersley, Woodend North' (*Argus*, 27 Jun 1908:23). The rate books indicate that by 1909, William H Williams of Ascot Vale had purchased the property. Williams let the property to George Joseph Coop and Florence Coop, who occupied the house from c1909 to c1933.

The house is known to have served as a guest house or boarding house. Melbourne newspapers confirm that from 1909 to 1920 'Kynersley Farm' in Woodend North was advertised offering 'excellent accommodation, elevated position; every comfort; piano, drives, golf' with the contact listed as Mrs G Coop (*Argus*, 1 Dec 1909:19; 16 Oct 1920:27).

In c1933, Mrs Williams sold the property to Francis W Bowyer, who at first occupied the house before reportedly letting it to tenants. A second, separate dwelling was constructed to the west c1940s (remains in 2018). A number of outbuildings remain on the property in 2018 (dates not confirmed). The early house has recently undergone extensive renovations to the exterior, which includes (but may not be limited to) the alteration of windows to the façade, removal of a chimney and the early timber fretwork to the front verandah and addition of a balustrade and pergola to the facade.



Figure 2. The main façade of the house in 1989 (Boxshall 2017:173).



Figure 3. The rear of the house in 1989. Shingles are evident to part of the roof (Boxshall 2017:173).

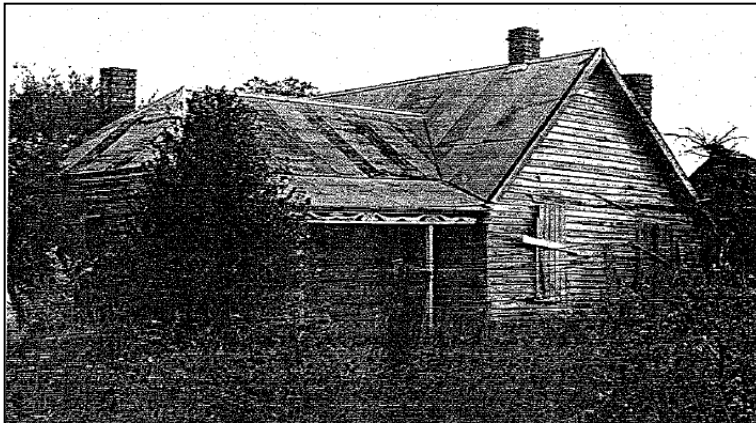


Figure 4. The house in 1994 (TBA Planners et al., 1994:92).

Description

This large rectangular property of nearly 3 hectares on the southern side of Bowyers Road, Woodend has several buildings on the site including two houses.

The earlier house is a timber building consisting of the combination of a timber cottage, former guest house and another cottage joined on the east. Each section is distinguished by the individual hip and gable roof forms. The central high-pitched gable roof form has a brick chimney on the ridge and there are recycled timber framed windows in the gable end wall. The hip roofed cottage section to the east with simple timber front verandah has also been heavily modified with the earlier timber verandah posts and timber fretwork having been replaced. The windows and doors are also recent alterations to the original form.

To the west of the original timber house is a mid twentieth century triple fronted painted brick residence with a terracotta tiled hip roof.



Figure 5. 1940s residence (GJM Heritage/Frontier Heritage, May 2018)



Figure 6. Kinersley from Bowyers Road (GJM Heritage/Frontier Heritage, May 2018)



Figure 7. Verandah detail (GJM Heritage/Frontier Heritage, May 2018)



Figure 8. Part of 61 Bowyers Road, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).

Integrity

Kinersley has been heavily modified with window openings modified, new windows introduced and verandah timberwork replaced. It does not retain a high degree of integrity in fabric or detail. As a result the ability to understand and appreciate the place as an early farm house has been significantly reduced.

References:

Boxshall, Sylvia (2017), *Beyond the Black Forest: Early settlement of Woodend and the surrounding district 1824-1900*, Woodend [Vic.].

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 4 comprises individual place citations.

The Argus.

The Herald [Melb, Vic.].

Heritage Assessment

HAZEL DELL FARM COMPLEX

Address: 15 Donalds Road, Woodend

Prepared by: GJM Heritage/Frontier Heritage

Date: October 2018, prepared for Exhibition - May 2021

Place type: House, Farm Complex	Architect: Not known
Grading: Not significant	Builder: Not known
Integrity: Fair	Construction Date: 1890s, 1910s, 1970s
Recommendation: Do <u>not</u> include in the Heritage Overlay	Extent of Overlay: N/A



Figure 1. 15 Donalds Road, Woodend in 1993 (Context Pty Ltd, 1993:8).

Reasons for Recommendation

Hazel Dell was significantly altered in the 1970s, as noted in the Context Pty Ltd (Sep 1993), *Hazel Dell, Assessment of significance*, report prepared for Vic Roads, with the external walls of both the 1890s section and 1910s addition being reclad, and all windows and doors altered (including openings). The place does not retain a high degree of integrity in fabric, form and detail and as a result the ability to understand and appreciate the place has been significantly reduced.

Place History

The following is based on the 1993 Context Pty Ltd report *Hazel Dell, Assessment of Significance* (see this 1993 report for earlier sources), with additional research as cited.

Michael Doherty, farmer, was the first owner of this site, officially purchasing Crown Allotments (CA) 108E & 108F (totaling approximately 39 acres) in 1872. Little is known of Michael Doherty, farmer and dairyman, except that he was a member of a family of district farmers who, from the 1870s, owned substantial allotments of land along Ashbourne Road (formerly Corduroy Road, with a slightly different alignment in the vicinity of the subject site).

Lands Department records show that as early as 1866, Michael Doherty, dairyman, had built a hut close to the south-east corner of CA 108F, next to the old Ashbourne Road. This building was described in the records in 1872 as a two-roomed hut with outbuildings, on a property with 100 chains of dog-leg fence and twelve acres partly cleared. It is suggested that soon after purchasing the subject site in 1872, Doherty constructed a dwelling there which became the earliest section of the present house. However, an examination of rate records of both the Shire of Kyneton and the Shire of Newham and Woodend, and an investigation of the existing fabric (in 1993), suggested a later date of construction for the present house.

The rate books indicate that in 1870, Michael Doherty, farmer, was also rated for a farm on the Campaspe River. Throughout the 1870s, Doherty was rated for one and then two dwellings and land, but the rate books did not indicate the location of these properties. The first time a Doherty property was identified in the rate books in the vicinity of the subject site is in 1884 when Michael Doherty was rated as the owner occupier of land in McLeod's Road (Donalds Road); he was rated for this property for the last time in the 1891-92 rate books. Just prior, in 1890, a notice was published in *The Kyneton Observer* (25 Oct 1890:3) that Michael Doherty had sold his farm, and was selling livestock off at auction.

William Short, artist and photographer, became the new owner of the property in March 1893. Short had already acquired a grazing lease on the allotment immediately west (CA 108V), which he leased from the Crown from 1891, and later reputedly planted an orchard on what was otherwise referred to as a bush block. By 1908, Short had built a studio on CA 108V (described in 1908 as a paling hut 15 x 17½ feet, in a 'state of decay'; demolished in 1919). Short also leased CA 108U from 1890.

The house at the subject site appears to comprise three stages of construction and alterations (Figure 2). The first stage of the house appears to date to the 1890s, built for William Short.

A house was rated on this land for the first time in 1893, when Short was listed as the owner occupier of a cottage and land on McLeod's Road (Donalds Road). In 1897, the Net Annual Value of the property doubled (from £5 to £10), suggesting substantial work to the house. By 1899, the property was described as a 'residence and land'. Land Department files for the subject site confirm that Short resided at the house at the subject site from 1897 and that he had only been away 'a few weeks now and then to sketch and paint Victorian scenery'.

During Short's ownership the house was a simple cottage comprising three main rooms and a passage, possible some ancillary rooms at the rear, such as kitchen and bathroom. A photo dated c1900 (cited by Context in 1993; photo not sighted in 2018) showed (the form of) Short's timber residence much as it appeared in 1993, with an unchanged roofline. The c1900 photo indicated that some external items were

missing from the 1890s sections by 1993, including the external cladding of unpainted hardwood weatherboards, simple double windows with a central vertical glazing bar to each sash, and the finials to the two gabled ends.

The 1994 citation (TBA Planners et al., 1994:229) added that this early section comprised three combined roof forms: a central hipped roof with a brick chimney, and two gabled sections), suggested to be the result of combined structures or subsequent additions, as suggested by the unusual floorplan. This source noted that the brick chimney appears to be older than the estimated date of c1897, and suggested that this part of the building may not have been built for Short¹. The 1994 citation agreed that all of the exterior cladding and mouldings of these early sections had been replaced or altered by 1994; new stained softwood weatherboards clad most of the exterior, with the south wall clad with cement sheet, probably from the 1920s-30s.

The Cranney family owned the subject site from 1910 to 1989, reportedly naming it 'Hazel Dell' (Context Pty Ltd, 1993; Zibell, c1993:1). The second stage of development to the house occurred sometime shortly after 1910, when Thomas Cranney (senior), engineer of Bullengarook East, relocated and attached half of his Bullengarook house (two rooms; built in 1894) to the rear of Hazel Dell, and pulled down a small section at the rear of the Short house (Figure 2). A new chimney was erected at the south end of the gabled roof in a simpler design than those of the original structure. At this date (or later), a verandah was erected on the north elevation, providing a connection with the addition, and skillion roof sections constructed off the addition (the latter rebuilt 1970s).

The property served as a farm during this period, with a number of outbuildings thought to have been constructed during the Cranney's ownership (along with a majority of the plantings and orchard to the east of the house established). In 1919, the Cranneys acquired the bush block to the west (CA108V). The realignment of Ashbourne Road in 1925 considerably reduced the size of the property, now divided by the new alignment (originally further east). In 1946 (upon the death of Georgina), Thomas and Georgina Cranney were addressed to 'Hazel-Dell' in Woodend (*Age*, 9 Mar 1946:11). Following the death of Thomas Cranney (senior) and his wife Georgina, their daughter Dolly occupied Hazel Dell. However, following this, the house was unoccupied for some years and fell into disrepair.

The third stage of development to the house occurred in the 1970s, when Ian Cranney occupied the house, made 'sympathetic renovations' and carried out changes to the interior. The 'Integrity' section of the 1993 Context report noted that sometime after 1970, the external walls of both the 1890s section and 1910s addition had been reclad, and all windows and doors were altered (including openings).

In 1989, the Cranneys sold the property to the Zibells. In 1993, a number of outbuildings remained south of the house, including a dairy (or separator room), garage (c1915), poultry shed, stable/barn, Jim's hut, hayshed and some minor outbuildings (a large number have since been removed). In 2002, Council granted permission for the removal of 36 *Pinus Radiata* from along the north-south driveway off Donalds Road (MRSC PF). Current aerial photographs indicate that further additions have been constructed to the north (off the 1910s addition), east, and south-west ends of the house (in comparison to Figure 2, dated 1993).

William Howes Wackenbarth Short (1833-1917), artist and photographer

The following is based on the place history from the 1994 *Macedon Ranges Cultural Heritage and Landscape Study* (TBA Planners et al.; see 1994 citation for earlier sources²).

¹ Zibell (c1993) and the Victorian Heritage Inventory site card for the place suggest that the first part of the house was built c1870s for Doherty. However, Context Pty Ltd's *Analysis* (1993:30) indicated that there is no physical evidence within the existing Hazel Dell house that suggests it dates from this period or that it incorporates Doherty's hut, or any materials from this hut.

² The 1994 citation cited the 1993 report by Context Pty Ltd.

Short arrived in Melbourne with his family in 1852, moving to Ballarat the same year. He studied under his father Henry, an English painter and writer. William exhibited at the Victorian Exhibition of Arts in 1856 and two years later married Caroline Matilda Cannell.

Short was one of the pioneers of photography in Melbourne, inventing and patenting the first process of quick photography introduced there. He opened photographic studios in Fitzroy, Collingwood and Collins Street during the 1860s, and in 1866 exhibited at the Melbourne International Exhibition. He also remained active in the fine arts, opening studios in Collingwood and Bourke Street in the 1870s as well as being a founding member of the Victorian Academy of Arts. Short moved his business to Bendigo in the 1880s, opening a studio in Pall Mall. Short painted views of the Macedon area in this period, including the view of Mount Macedon hung in the Bendigo Art Gallery.

At Woodend, Short and his daughters, Florrie & Annie, opened the Woodend School of Art at the Woodend Mechanics Institute in 1897. After selling Hazel Dell in 1910, Short left for Ballarat where he continued his involvement in the arts. He died 1917 and was buried at the Woodend Cemetery.

Short is credited with many works painted around the Woodend and Macedon districts '... the scenery of the district was through his work, given a prominence that it would not otherwise have received ... Woodend's surroundings and Mount Macedon in particular, had a particular charm to him inducing him, many years ago, to come and take up his residence in the locality ... He always looked forward, however, to returning to the district, and, with that idea, retained a few acres of land adjoining property sold by him to Cr T Cranney.' Short is represented in many major galleries throughout Australia.

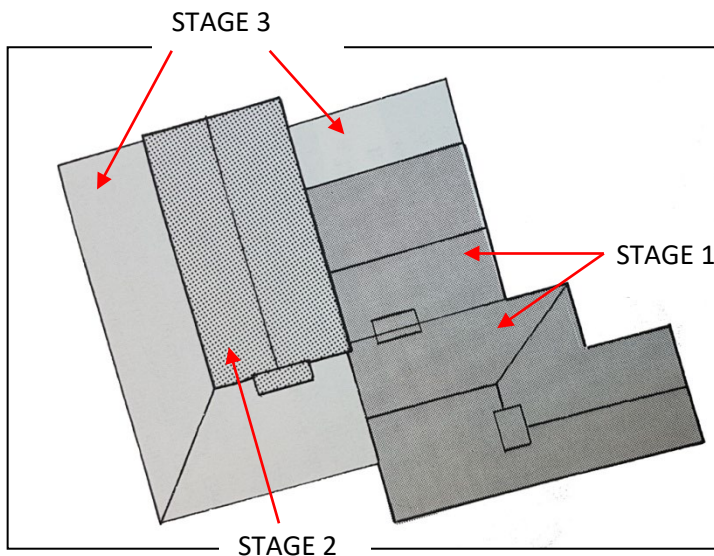


Figure 2. The stages of development of the house, as indicated in 1993 by Context Pty Ltd (1993:17); rotated by GJM Heritage/Frontier Heritage – north is up.

Stage 1 = 1890s for William Short (exterior re-clad and alterations to fenestration c1970s)

Stage 2 = 1910s for Thomas Cranney (relocated building; exterior re-clad and alterations to fenestration c1970s)

Stage 3 = 1970s for Ian Cranney



Figure 3. The main façade (east elevation) of Hazel Dell in 1993, showing 1890s sections at left and centre (Context Pty Ltd, 1993:8).



Figure 4. A 1993 photo of the Bullengarook extension (right; added 1910s) and verandah (Context Pty Ltd, 1993:8).

Description

Note: Access to the property for the purpose of a site inspection was not granted. The following information is compiled from available photographic and documentary records.

Hazel Dell is a near 6 acre property on the hillslope to the west of Ashbourne Road, Woodend. The property is accessed via the former road alignment with a double row of pines on the east side.

The house is set near the hilltop among remnant mature Monterey pine rows and specimens with a mature orchard in the foreground (north and east). The single-storey timber and cement sheet clad building with corrugated sheet metal roof has developed in three key stages of construction. The original section (late nineteenth century) is the eastern portion of the existing building with three roof forms combined. There is a central hipped section centred on a brick chimney and gabled roofs either side.

The second phase of development is the gable roofed section attached to west side of the original structure at the northern end. The timber framed, weatherboard clad addition with exposed gable end truss was relocated to this site c1911. There is a substantial brick chimney at the southern end of the section.

The third phase of development is the skillion roofed sections added to the north end of the original building and the west and south sides of the second phase relocated structure.

To the south of the house are the outbuildings which include a timber framed and clad dairy (c1897?) garage (c1915), poultry shed, barn and other related farm buildings.

Images



Figure 5. Aerial photo of 15 Donalds Road, Woodend (Source: Macedon Ranges Shire Council, aerial dated March 2018).



Figure 6. 15 Donalds Road, Woodend (Source: Nearmap, aerial dated Jan 2018).

Integrity

Note: Access to the property for the purpose of a site inspection was not granted. The following information is based on available photographic and documentary records.

Hazel Dell was significantly altered in the 1970s, as noted in Context Pty Ltd (Sep 1993), *Hazel Dell, Assessment of significance*, report prepared for Vic Roads. The external walls of both the 1890s section and 1910s addition had been reclad, and all windows and doors were altered (including openings). Recent aerial photographs indicate that further works have occurred to the place (see Figure 6). The place does not retain a high degree of integrity in fabric, form and detail and as a result the ability to understand and appreciate the place has been significantly reduced.

References:

Context Pty Ltd (Sep 1993), *Hazel Dell, Assessment of significance*, report prepared for Vic Roads.

Macedon Ranges Shire Council Property File (MRSC PF), including Building and Planning Permit application information: 15 Donalds Road WOODEND VIC 3442 PLN-2002-118.

TBA Planners, Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville & Associates, Juliet Ramsay, Gini Lee & Steven Matthews (June 1994), *Macedon Ranges Cultural Heritage and Landscape Study*. Volume 4 comprises individual place citations.

The Age.

The Kyneton Observer.

Victorian Heritage Inventory site card, 'Hazel Dell, 15 Donalds Road, Woodend, Macedon Ranges Shire', VHI H7823-0006 (via Hermes record no. 10117).

Zibell, Ron (c1993), 'Hazel Dell', via State Library of Victoria (SLTF 759.994 SH8Z).