

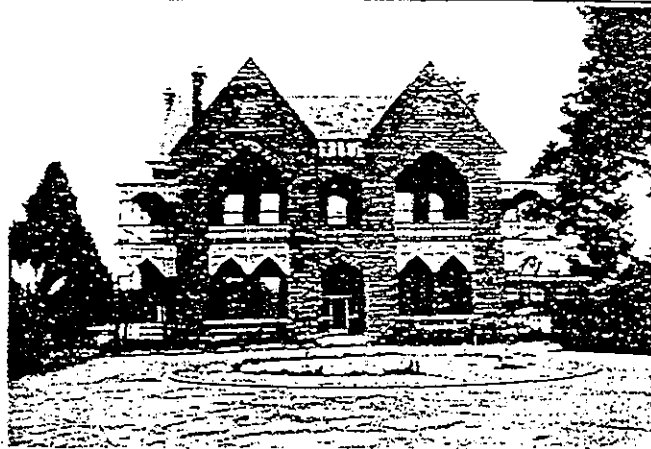
BUILDING TITLE BISHOPS PALACE
LOCAL GOVERNMENT AREA CITY OF BALLAARAT

DOCUMENT FILE No.

NATIONAL ESTATE PROJECT No.
DOCUMENTATION OF LISTED HISTORIC BUILDINGS IN VICTORIA

DESIGNATION H.B.P.C. REGISTER No. 413 NATIONAL TRUST (C) FILE No.

BUILDING TYPE MANSION/DWELLING
BUILDING NAME BISHOPS PALACE
STATE VICTORIA
LOCAL GOVT AREA CITY OF BALLAARAT
STREET STURT (WEST) No.
SUBURB/TOWN BALLAARAT
CITY BALLAARAT POSTCODE 3350
RURAL
NEAREST CENTRE Km.



TITLE REFERENCE Vol Fol
DIRECTORY
NEGATIVE FILE FILM 3 / FRAMES 11, 16, 17.

PHOTOGRAPHIC ILLUSTRATION
DATE OF SURVEY/INSPECTION JULY 1978

OWNERSHIP ORIGINAL CATHOLIC CHURCH / BISHOPS RESIDENCE
PRESENT " "
ADDRESS

ARCHITECT/PRACTICE REED AND BARNES

BUILDER

ARTISANS/TRADES PLASTERWORK - WILLIAM TAYLOR

TENDERS

REFERENCE

DATE OF CONSTRUCTION 1876

ESTIMATE/CONTRACT VALUE

ALTERATIONS/ADDITIONS

BUILDING CITATION

This building was constructed in 1876 to the design of Reed and Barnes as a residence for Bishop O'Connor. Internal plaster work was executed by William Taylor.

The building is of a particularly unusual gothic design, most notable for the 2 projecting bays constructed as part of the building carcass but incorporating most of the balcony which elsewhere is an elegant cast iron structure. The large gardens provide an important setting for this unusual building. The formal landscaped sections adjacent to the building on the Sturt Street approach are of particular importance and include elaborate entrance gates and a sweeping driveway.

The building is particularly notable for its intactness - original finishes have been maintained and even the original paint colours appeared to have been used for subsequent repainting. The building however is of most importance for having maintained intact such a large and well landscaped garden setting. There are no other comparable examples in an urban setting in Victoria. The relationship of the grandeur of the front garden to that of Sturt Street is unparalleled elsewhere in the State and perhaps in Australia.

RECOMMENDATIONS

It is recommended that this building and all of its site be retained on the Historic Buildings Register and the Register of the National Estate. In addition it should be specified under Clause 8 of the Town and Country Planning Act (Third Schedule) and its environment protected through the provisions of Clause 59D of the

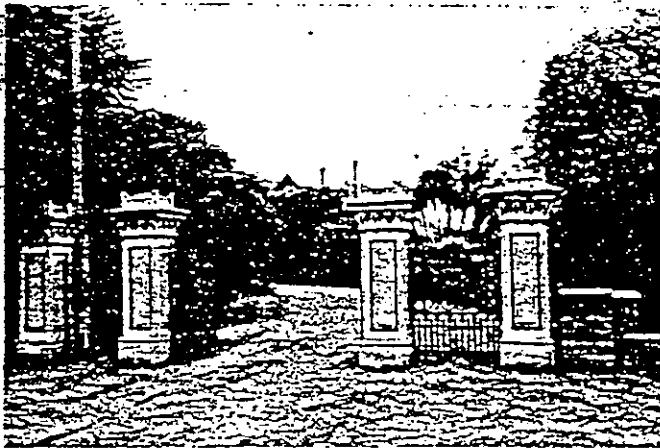
DOCUMENTATION SOURCES

- 01 GOVERNMENT RECORDS
- 02 LOCAL GOVERNMENT RECORDS
- 03 ARCHIVES/CATALOGUES
- 04 ARCHITECTS INDEX
- 05 ARCHITECTURAL DRAWINGS/ILLUSTRATIONS
- 06 PHOTOGRAPHIC RECORDS
- 07 NATIONAL TRUST FILE/ HISTORIC BUILDINGS PRESERVATION COUNCIL FILE
- 08 PRIVATE RECORDS

06 SEE REF 4. BELOW
07 HBPC FILE B/4/33

BIBLIOGRAPHY

- 1. BALLARAT COURIER 2 JUNE 1876 p2.
- 2. COURIER 1 JUNE 1968 p21.
- 3. SUTHERLAND A (ED) VICTORIA AND ITS METROPOLIS: PAST AND PRESENT 2 VOLS MELB. 1888
- 4. BALLARAT AND DISTRICT IN 1901 MELB V.D. PLATE 150



ASSESSMENT OF LISTING
CONDITION/INTEGRITY OF BUILDING EXTERNALLY INTACT
SIGNIFICANCE OF BUILDING
LANDSCAPE/STREETScape/ENVIRONMENTAL SIGNIFICANCE PART OF RECOMMENDED
AREA A3.8

DOCUMENTATION JACOBS LEWIS VINES DATE SEPTEMBER 1978
ARCHITECTS

BISHOPS PALACE STURT STREET

BUILDING DESCRIPTION AND ANALYSIS

This building was constructed in 1876 to the design of Architects Reed and Barnes for Bishop O'Connor.¹ Few details of the construction are known except that the internal plaster work was executed by William Taylor.² The Courier however carries a description of the plans as follows:³

We were shown plans etc. yesterday of the mansion which is about to be built as the residence of Bishop O'Connor. The site chosen for the building is a large plot of ground eleven acres in extent, situated in Sturt Street near the Botanical Gardens. The building will be composed of bluestone, the designs having been prepared by Messrs. Reed and Barnes, Architects of Melbourne. The style of the architecture is known as the domestic Gothic, the building being partly two and partly one storied. The ceilings in the two lower apartments will be 15 feet in height. One of the principal features in the building is the balcony, which will surround nearly the whole building on a level with the first floor. The building will contain drawing-room, dining-room, chapel, bedrooms with very complete bath accommodation. A pleasing variety will be given to the structure by the false front towards the south, to be pierced by two large openings filled up with wooden balconies, and by a tastefully introduced turret and spire over the staircase.

This bluestone building is of a particularly unusual gothic design most notable for the 2 projecting gables constructed as part of the building carcass but incorporating a section of the verandah which surrounds most of the building. Elsewhere the verandah is constructed of a particularly elegant cast iron structure which contains some very unusual decorative iron work. The other important elements are a turret which bells out at the eaves line and a series of prominent chimneys. The building is externally intact on all of the principle elevations and substantially

1. Courier 2 June 1876 p.2.

2. A.Sutherland Victoria and its Metropolis Vol.1 p.656.

3. Courier loc. cit.

BISHOPS PALACE STURT STREET

BUILDING DESCRIPTION AND ANALYSIS (contd.)

intact elsewhere. The paint colours would appear to have maintained those originally employed. The bluestone sections of the building have remained unpainted. The slate roof is in good condition.

The gardens facing Sturt Street and Alfred Street provide an intact Victorian landscape setting that now has few parallels in the state - certainly not in an urban setting. The remaining mansion gardens of Melbourne lack the rural aspects provided by the rear paddock. The entrance gate is an important element, in apparently original paint colours, and the driveway is cleverly contrived to control vistas. There are numerous mature trees that serve to frame views of the building from the three adjoining roads. The paddock on the Wendouree Parade side provides a contrast to the dense garden areas and a rare example of an intact large Victorian estate located in an urban setting.

There would appear to be no other buildings in the state to compare with this in terms of both design and intactness.

The grounds of the Palace are in parts as important as the building itself and must definitely be considered to be an integral aspect of the building's character and importance.

The most critical area is located south of a line subtended from the rear of adjacent properties in Wendouree Parade and parallel to it. It is imperative that the gardens should be further researched to determine how they conform to the original design and what original bedding, pathways, furniture and tree species survive, and to produce specific recommendations as to restoration of the original landscape features.

BISHOPS PALACE STURT STREET

BUILDING DESCRIPTION AND ANALYSIS (contd.)

The only comparisons for such houses with intact garden settings in an urban environment would appear to be as follows:

Ripponlea - the gardens are superior although the orchard and grazing sections have been removed; the house externally has been significantly altered.

Como - only a limited area of the original estate remains and the building has been painted.

Fortuna - extensive areas of the garden and house have been altered.

Government House - has been painted.

Bishops Palace has better maintained the original combined character of building and grounds than these examples.