

Heritage Overlay No.: 052
Citation No.: 103
Place: House, 932 Holden Road

Other Names of Place: N/A
Location: 932-1036 Holden Road, Diggers Rest (Lot 1 PS 448042)
Critical Dates: 1931
Existing Heritage Listings: None
Recommended Level of Significance: LOCAL



Statement of Significance:

The house at 932-1036 Holden Road, Diggers Rest, is significant as a predominantly intact example of an interwar homestead Bungalow style, the composition reflecting Federation design. Built in 1931 for the Tyquin family one of the allotments sold in the break-up of the Clarke pastoral estate, the house appears to be in good condition when viewed from the road. This house appears to be the most intact and substantial example of an interwar homestead Bungalow style in the Melton Shire. It has recently undergone extensive heritage renovations. The house at 932-1036 Holden Road is architecturally significant at a LOCAL level (AHC D.2). It demonstrates original design qualities of an interwar homestead Bungalow style. These qualities include the central hipped roof form, together with the projecting minor gables linked by the return verandah formed as an extension of the main hipped roof. Other intact or appropriate qualities include the single storey height, horizontal timber weatherboard wall

cladding, galvanised corrugated steel roof cladding, two red brick chimneys, broad eaves with exposed timber rafters, round, tapered concrete verandah columns supported by rendered brick piers with concrete cappings, flat roofed faceted bay window, timber framed double hung windows and the timber framed doorways. The timber post and woven wire fence and scrolled metal gate also contributes to the significance of the place and has been recently replaced by a replica fence type.

The house at 932-1036 Holden Road is historically significant at a LOCAL level (AHC A4). It is an example of one of the many small to medium sized farms and homesteads established as a consequence of the historic break-up of the large pastoral estates in Melton Shire in the early twentieth century, in particular the Clarkes' vast *Rockbank* estate.

Overall, the house at 932 Holden Road is of LOCAL significance.

Description:

The house at 932-1036 Holden Road, Diggers Rest, has a rural setting, with the immediate garden surrounded by a replica timber post and woven wire fence (to a height of approximately 1200 mm) and original scrolled metal gate. The house garden has concreted areas and some perimeter plantings. A greatly altered shearing shed and mature peppercorn tree are also situated on the property.

The single storey, horizontal timber weatherboard, interwar homestead Bungalow styled house is characterised by a central hipped roof form, together with projecting minor gables linked by a return verandah formed as an extension of the main hipped roof. These roof forms are clad in galvanised corrugated steel, the composition reflecting Federation design. Two early red brick chimneys adorn the roofline. Broad overhangs with exposed timber rafters are features of the eaves.

An early feature of the design is the return verandah. It is supported by round, tapered concrete columns which in turn are supported by rendered brick piers with concrete cappings.

Other early features of the design include the flat roofed faceted bay window, timber framed double hung windows and the timber framed doorways.

The skillion wing at the rear appears to have been introduced.

History:

Contextual History

Allotment A1, Section 1, Parish of Holden, sold to WJT Clarke 10th June 1859. This was that part of Allotment 1 situated on the north side of the Holden Road, bounded on the north by the Eastern Branch of the Kororoit Creek, and of 80 acres, 2 roods and 14 perches.¹ The land was described as 'Good grazing country, no timber, very stony in places'.² The property was situated on three sides by land purchased from the Crown by WJT Clarke, and forming part of his massive Rockbank Estate, and on the west by some two square miles initially reserved for a 'Police Paddock' (including She-Oak Hill), but sold in 60-300 acre allotments during the 1850s

¹ Parish Plan, Parish of Holden

² Land Victoria, Put Away Plan: H98 (bii) (1868)

and 60s.³ WJT Clarke was reputed to have been the largest pastoralist in Australia in the mid nineteenth century. In 1892 the property remained a part of the Clarke empire, expanded by acquisition of properties sold to others in the 1850s Crown sales.⁴

However by this time historical changes were stirring. At the end of the century a new generation of farmers restlessly surveyed the vast pastoral estates surrounding them. In 1897 Sir Rupert Turner Havelock Clarke Bart, the grandson of WJT Clarke, had mused in Parliament about cutting up 40,000 acres of his empire to lease to dairy farmers. He was under some local pressure to make land available for farming, and declared he was keen not to ‘disappoint public expectations.’⁵ The Victorian Municipal Directory 1898 entry for Melton Shire made the first of a series of unprecedented reports on movements by big local landholders such as Rupert Clarke, Harry Werribee Staughton, and Harvey Patterson to sell and lease (often under the ‘share system’) large portions of their estates to small farmers and graziers.⁶

This ‘break-up’ of the large estates coincided with major developments in farming in the late nineteenth and early twentieth century, as new science, technologies, fertilisers, transport and markets enabled great productivity increases. With inventions such as the Babcock separator, the development of local co-operative creameries and butter factories, and advances in refrigeration creating new export markets, dairying in particular suddenly boomed.

And so the beginning of the twentieth century marked a major new era in the history of Melton. It saw the subdivision and sale of thousands of acres of the Clarke, Taylor, and Staughton pastoral empires, and after the First World War, of smaller pastoral estates such as *Melton Park*, *Greenhills* and the *Mount Aitken* estates. In 1905 the Closer Settlement Board purchased Taylor’s *Overnewton* estate and shortly after Staughton’s *Exford* estate to subdivide into smaller farming allotments. Around 1905-6 Sir RTH Clarke began subdividing and disposing of the vast *Rockbank* estate (and most of *Rupertswood*, *Red Rock* and *Bolinda Vale* estates) that had been so carefully acquired and tended by his grandfather and father.⁷

On 16th October 1899 RTH Clarke applied to bring under the Transfer of Land Act 1890 some 14,200 acres which had been a portion of the northern part of the Rockbank estate. This was for the purposes of having a Torrens title issued, a preliminary to breaking-up and selling the estate.⁸ Unlike the Closer Settlement Board Clarke did not go to the trouble of subdividing his original Crown parcels in order to maximise small farming on the land. Much of his land was purchased by established neighbouring farmers and smaller graziers.

History of the Place

This appears to have been what occurred with Allotment 1A Parish of Holden, which was purchased by James H Hall at the Clarke subdivision sale. In addition to Allotment 1A, Hall had purchased nearby Allotments 2-4, Section 2, Parish of Holden, a total of 523 acres. He also owned Allotment 6 of Section 2, Sir WJ Clarke’s ‘Plumpton Paddock’. Rate records show that

³ *ibid*; Land Victoria: Yangardook, Co.Bourke (L.2035) (nd); Parish Plan, Parish of Yangardook.

⁴ Shire Map Series: Parish of Holden (1892)

⁵ *Sunbury News*: 31/7/1897, 7/8/1897, 4/9/1897.

⁶ *Victorian Municipal Directory*, 1898, and following years.

⁷ Michael Clarke, ‘*Big*’ *Clarke* (Queensberry Hill Press, Melbourne, 1980), *passim*; Sir RTH Clarke Bart. sold the vast section of the Rockbank Estate that lay south of the Western Highway in November 1906; it would appear that he sold the northern portion about a year earlier. (PROV VPRS 560/P0 (35850); also CT Vol.3211 Fol.642206, pertaining to an 8000 acre southern portion of this estate; also PROV VPRS 460/P/32123 for a 14,000 acre portion of the northern part of the estate; and also Shire of Melton Ratebooks from 1905-06 which record local farmers as owners of parts of the *Rockbank* estate.

⁸ PROV, VPRS 460/P/32123

during his occupancy Hall gave his address as 94 Flemington Road, Parkville, so he may not have lived permanently on the property. There were however ‘buildings’ (presumably a house, and probably the shearing shed) listed on the property by 1914.⁹ This is confirmed by a 1916 map, which shows a house in the approximate position of the existing house.¹⁰

By the mid 1920s Robert Shankland ‘farmer’ is listed as the owner of the same allotments, which had about the same value as previous.¹¹ In c.1929-30 James Tyquin, from the Werribee district, purchased the property.¹² Kevin Tyquin states that an older house was on the property when the family arrived, and that a second house (the present house) was erected by a brother of James later.¹³ This accords with the version of the family history passed on to the present owner when he purchased the property from the Tyquin family c.1994, that the house was built in 1931.¹⁴ In 1933 the property James Tyquin is listed as the owner of 582 acres 3 perches and 8 roods of land, ‘and buildings’.¹⁵ A 1938 map showing two houses on the site supports an early 1930s date.¹⁶

During the Tyquin family’s long ownership many alterations were made to sheds and outbuildings.

Thematic Context / Comparative Analysis:

Shire of Melton Historical Themes: ‘Farming’

Comparable Places in Shire of Melton:

Historical comparison:

The sale of the vast Clarke pastoral estate as small farms in the early twentieth century was a turning point in the history of Melton Shire. Only 24 houses and substantial sites associated with this event now remain. Of these places, heritage citations have been prepared for 11 places, including 932 Holden Road. These places are:-

Places for which heritage controls are proposed:-

Place No.438	House, <i>Bonnie Doon</i> , Rockbank (1906)
Place No.120	House, <i>Gollers Court</i> , Melton Highway, Plumpton (1906-11)
Place No.372	House, 65-543 Hopkins Road, Truganina (c.1910)
Place No.360	House, <i>Mount Cottrell Homestead</i> , Rockbank (c.1910)

⁹ Shire of Melton, *Ratebooks*, 1914-15.

¹⁰ Army Ordnance Map (1916): ‘Sunbury’.

¹¹ Shire of Melton, *Ratebooks*, 1926-27

¹² Shire of Melton, *Ratebooks*, 1927-28

¹³ Kevin Tyquin, personal conversation, J. Bilszta

¹⁴ Mr Pittoni, personal conversation, 5/2/2002

¹⁵ Shire of Melton, *Ratebooks*, 1930-31

¹⁶ Army Ordnance Map (1938): ‘Sunbury’.

Place No.407	House, 1/6 Judd Court, Rockbank (c.1910): one of six houses on Clarke Estate reputedly by the same builder (c.1910)
Place No.237	House, 2120 Ryans Road, Melton: one of six houses on Clarke Estate reputedly by the same builder; with scarce hand-pump still attached to underground tank (c.1914)
Place No.457	House (former Casey), Water Reserve Road, Rockbank
Place No.102	House, <i>Arrunga</i> (early 20C)
Place No.075	House, 2-180 Davis Road, Diggers Rest (c.1914).
Place No.152	House, <i>Plumpton Park</i> , Diggers Rest (c.1922)
Place No.103	House (Tyquins), 932 Holden Road, Diggers Rest (1931)

Places for which heritage controls are not proposed:-

Place No.084	House, 219 Diggers Rest – Coimadai Road, Diggers Rest
Place No.470	House, Beattys Road, Rockbank, much altered
Place No.401	House, <i>Fairview Park</i> , 686 Leakes Road, Rockbank (1905-08)
Place No.315	House, Beatty's Road, Rockbank (early 20C)
Place No.456	House, Water Reserve Road, Rockbank (c.1900-10, 1960s)
Place No.299	House, <i>Penlee Farm</i> , Mount Cottrell Road, Mount Cotterell
Place No.348	House, <i>Kintbury</i> , 318-386 Faulkners Road, Mount Cotterell
Place No.452	House, <i>Stoneleigh</i> , Troups Road, Tarneit
Place No.453	House, <i>Camelot Lodge</i> , 230 Troups Road, Rockbank
Place No.371	House, 405 Greigs Road, Rockbank
Place No.107	Trees, Holden Road, Diggers Rest: large avenue of cypress trees, remains of <i>Lyndhurst Lodge</i> .
Place No.095	Outbuilding, bluestone blacksmith, Finches Road, Melton; date 1913 inscribed.
Place No.344	Ruinous house near Kororoit Creek, ruinous, concrete.

Most surviving Clarke estate places are located in the centre and north of the Shire, in the Parishes of Kororoit and Holden. In the southern parishes of Derrimut and Pywheitjorrk, which were vast Clarke landholdings, only eight places survive, two of which are recommended for heritage controls.

Together with Place No.152 (*Plumpton Park*), this house was built a little later, after the First World War, and so doesn't reflect the early twentieth century break-up of the pastoral estates as clearly as earlier places that are more contemporary with the *Rockbank* estate break-up.

Architectural Comparison

The house at 932 Holden Road is possibly the most substantial and intact example of an interwar homestead Bungalow style in the Melton Shire. Other comparable examples include:

- House, 2 Exford Road, Melton South (Place No.193). This is a highly intact and more substantial example of an interwar Californian Bungalow style (as opposed to an interwar homestead Bungalow style). It features a hipped roof form that traverses the site, together with gable roof forms that project at the front and sides that are linked by a flat roofed porch. There are also projecting flat roofed bay windows under the projecting gables. Like the dwelling at 932 Holden Road, this dwelling is possibly one of the most intact of its type (as an interwar Californian Bungalow) in the Melton Shire.
- House, 1229 Gisborne-Melton Road, Toolern Vale (Place No.029). This dwelling has the familiar broad and steeply pitched roof form, projecting minor gable and front verandah. Other interwar design qualities include the broad eaves with exposed timber rafters, timber framed double hung windows arranged in pairs, rudimentary gable infill and the face brick chimney with streamlined capping.
- House, 847 Blackhill Road, Diggers Rest (Place No.062). This dwelling has a familiar broad main roof form and encircling verandah, but the main roof is gambrel in form and the minor projecting roof is a gable. The broad homestead-like nature of the composition of roof and verandah, timber framed double hung windows, gable end and the rudimentary design of the face brick chimney are familiar interwar homestead style features.
- Melton Stud, Clarke's Road, Melton South (Place No.183). A modest dwelling, the broad hipped roof form extends to form a verandah at the front, having a similar character and appearance as the subject dwelling in this respect. The timber framed windows, and construction of the roof and walls are also similar and overall, the dwelling reflects a familiar interwar homestead design quality.
- House, McCorkells Road, Toolern Vale (Place No.044). This house shares a similar Federation/Edwardian composition of broad hipped roof form with projecting minor roofs and encircling verandah, although the minor roofs are gable in form. The other comparable interwar design qualities include the broad eaves with exposed timber rafters, timber framed double hung windows, timber framed doorway and timber and glazed door, rudimentary timber verandah construction and the face brick chimney with a soldier course capping.
- Plumpton Park, 412 Plumpton Road, Diggers Rest (Place No.152). This dwelling, while rudimentary in overall appearance, shares a familiar broad hipped roof form and broken back encircling verandah. However the projecting minor gable is hipped in form. The usual interwar features are present including the broad eaves with exposed timber rafters, timber framed double hung windows, galvanised corrugated steel roof cladding and horizontal timber weatherboard wall cladding.

This dwelling at 932 Holden Road appears to be the most intact example of the interwar homestead Bungalow style and of the highest design quality in the Melton Shire, when compared with the above examples.

Condition:

Good

Integrity:

Substantially intact

Recommendations:

Recommended for inclusion in the Melton Planning Scheme Heritage Overlay.

Recommended Heritage Overlay Schedule Controls:

External Paint Controls:	<i>No</i>
Internal Alteration Controls:	<i>No</i>
Tree Controls:	<i>No</i>
Outbuildings and/or Fences:	<i>Yes – timber post & woven wire fence, & scrolled metal gate.</i>