

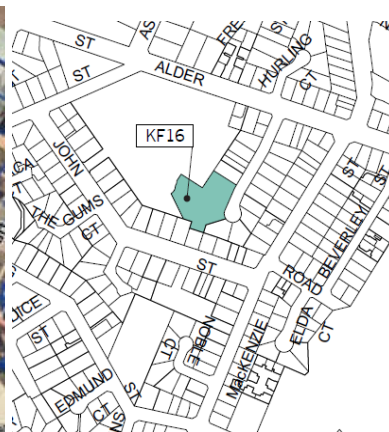
Name	Hope Park	Reference in 1998 Marong Study	KF16
Address	12 Weir Court, Kangaroo Flat	Map reference	VicRoads 607 L12
Building type	Private residence	Survey date	June 2010
Date of construction	1867	Recommendation	Include in the Schedule to the Heritage Overlay
Significance	Hope Park is of local historical and aesthetic/architectural significance.		



Left: Hope Park, undated (Source: *Photographic History of Kangaroo Flat*, private publication, Kangaroo Flat, 1994, volume 1, not paginated.) Right: East elevation.



Left: North and east elevations. Right: Hope Park (centre) viewed from Alder Road to the north.



Left: Aerial view, 2010, with the historic property circled. Right: Proposed Heritage Overlay, with the subject property shown as KF16.

Intactness ✓ Good Fair Poor

History

Hope Park is located in the north-west of Kangaroo Flat, close to the Golden Square boundary. The picturesque stone property was built in 1867 by Scottish architect David Weir, who also designed the building. The stone was quarried on site.¹ Weir had two acres of vines planted on the grounds by 1872.² In 1907 Jack Giudice purchased the property and established a dairy farm and trotting stud there, and Hope Park remained in the Giudice family for nearly 90 years. The Giudice family was also associated with Bendigo's Plaza Picture Theatre.³ In recent years the grounds (landholding) to the north, east and south of Hope Park have been subdivided and developed for residential purposes.

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 4.1: Living off the land
- 4.3: Grazing and raising livestock
- 4.4: Farming
- 6.8: Living on the fringes

Description & Integrity

Hope Park, set in a deep allotment oriented east-west, comprises an original L-shaped stone house setback from the road (Weir Court), with rear additions, outbuildings and mature trees. The house addresses the east.

The L-shaped stone house has a steeply pitched roof clad in Marseilles-pattern tiling and ridge capping, with prominent gables on its front (east) and side (north) elevations, each with a timber soffit and exposed purlins. The roof has two ridges at right angles, the transverse ridge running across the longitudinal ridge to form a large dormer gable on the south side. Chimneys are located over the windows at the extremities of the two ridges. The rear rooms are under a broad mono-pitch roof that slopes back from the main gable group; this may have a membrane cladding, and it has new vents. The front wing has a timber-framed canted bay with half pyramidal tiled roof over and an apron sill, in the east gable and a diagonally angled central entry porch. The north bay is also gabled, with elongated double hung timber sash windows with stone sills, under two unusual pent drip courses of inset stone slabs.

The walls of the dwelling are reputedly 750mm thick,⁴ in gallet stonework (where large stone blocks are infilled with chip and spall), with some quoin definition at the front wing corners. The gable bargeboards are simple planks, and the random coursed wing chimney, set directly above the canted bay, has rubble stone necking and a roughly bracketed cornice. The house has a square plan terrace filling in its basic L-shape, with an angled entry step. This terrace is built up with a stone wall laid in a random (irregular) pattern. The north gabled wing is coupled to another canted timber bay and a stone-walled rear wing. Modifications to the property include the roof tile cladding, which replaced the original shingle, possibly in the early twentieth century. The shingle-fronted entry porch may be later, and its waisted, arrow-headed finial is unusual. There is a later screen door. The various out buildings are of weatherboard or of corrugated galvanised steel cladding, painted, and the shed and monopitch roofs are all clad in corrugated galvanised steel, mostly painted. The grounds, although significantly reduced and developed, feature a number of plantings including two cypress pines and two tall palms located to the north-east and south-west sides of the dwelling respectively. The property is enclosed by a modern wire mesh fence.

Comparative Analysis

The term cottage orné, characterised by free treatment of medieval forms and loosely picturesque or rustic Gothic motifs, had currency from c.1795.⁵ The genre appeared in Australia in the 1830s, as with Lindsay at Darling Point, New South Wales (1834), and Major Thomas Mitchell's Carthona in the same suburb (1839-41).⁶ Homesteads such as Banyule (1842-6) and Overnewton (1849-59) in Victoria; and Melbourne suburban houses such as Invergowrie (1846-1869) and The Hawthorns (1846-47), all consolidated the genre in Victoria. As the names suggest these picturesque houses were often to evoke Scottishness, a pattern maintained by Scottish architect David Weir at Hope Park. Generally the cottage orné was L-shaped in plan, with steep-pitched roofs, conspicuous gabling and

bargeboards, stone or masonry drip-mouldings, prominent or imposing chimneys, and canted bay windows in the projecting wings, as here. These dwellings generally addressed their sites diagonally rather than frontally, and wall materials were usually left exposed rather than rendered, all as here. The lightly framed bay is another example of this detail locally: timber canted bays, or bays developed around expanded mullions, recurred in other Kangaroo Flat houses such as Millewa Hall (1872) and earlier as in Myrnong (1857-58).

Assessment Against Criteria

Amended Heritage Victoria Criteria

Criterion A: Importance to the course, or pattern, of the City of Greater Bendigo's cultural history.

Hope Park (built 1867) at 12 Weir Court, Kangaroo Flat is of historical significance. The picturesque stone property, constructed of stone quarried on site, was designed and built by Scottish architect David Weir. Hope Park is also an early agricultural property in the north-west of Kangaroo Flat and significant as one of the few surviving properties dating to the early years of settlement in this area of the expanding suburb. The property was associated with the local Guidice family for some 90 years.

Criterion B: Possession of uncommon, rare or endangered aspects of the City the of Greater Bendigo's cultural history.

Hope Park, in the cottage orné-style, is an unusual dwelling in the Marong and broader municipal context. It retains many of the distinctive characteristics of the style including an L-shaped plan, steeply pitched roofs, gabling and bargeboards, prominent chimneys, canted bay windows in projecting wings, and a diagonal presentation to the site.

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural history.

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or objects.

N/A

Criterion E: Importance in exhibiting particular aesthetic characteristics in the context of the municipality.

Hope Park is of aesthetic/architectural significance. The property demonstrates many of the key characteristics of the cottage orné-style, including an L-shaped plan, steeply pitched roofs, conspicuous gabling and bargeboards, stone or masonry drip-mouldings, prominent chimneys, canted bay windows in the projecting wings, and addressing the site diagonally rather than frontally. The picturesque cottage orné-style, introduced in Australia from the 1830s, was generally associated with settlers of Scottish descent, as occurred here. The property is additionally prominent in its immediate context, with the high gabled wings making it one of the taller buildings in the surrounding modern suburban development, and visible in views from the roads to the north and west. The mature cypress pines and palm trees also have a high degree of visibility and enhance the presentation of the property.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of the place to Indigenous peoples as part of their continuing and developing cultural traditions.

N/A

Criterion H: Special association with life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history.

N/A

Statement of Significance

What is significant?

Hope Park (built 1867), at 12 Weir Court, Kangaroo Flat, was built in 1867 for Scottish architect David Weir. The dwelling is set in a deep allotment and comprises an original L-shaped stone house setback from the road (Weir Court). The house has a steeply pitched roof clad in Marseilles-pattern tiling with ridge capping, prominent gables to its east and north elevations, a timber-framed canted bay window with a half pyramidal tiled roof over in the east gable, and a diagonally angled central entry porch. The north gabled wing is coupled to another canted timber bay and a non-original stone-walled rear wing. The house also has a square plan terrace filling in its basic L-shape, with an angled entry step; the terrace is built up with a stone wall laid in a random pattern. The grounds, although significantly reduced and developed, feature a number of plantings including two cypress pines and two tall palms located to the north-east and south-west sides of the dwelling respectively.

How is it significant?

Hope Park (built 1867), at 12 Weir Court, Kangaroo Flat, is of local historical and aesthetic/architectural significance.

Why is it significant?

The picturesque dwelling Hope Park, constructed in 1867 of stone quarried on site and designed and built by Scottish architect David Weir, is historically important (Criterion A). It is an early agricultural property in the north-west of Kangaroo Flat, and significant as one of the few surviving properties dating to the early years of settlement in this area of the expanding suburb. The property was associated with the local Guidice family for some 90 years. Hope Park, in the cottage orné-style, is also of aesthetic/architectural significance (Criterion E) and an unusual style of dwelling in the Marong and broader municipal context (Criterion B). The picturesque cottage orné-style, introduced in Australia from the 1830s, was generally associated with settlers of Scottish descent, as occurred here. The property demonstrates many of the key characteristics of the cottage orné-style, including an L-shaped plan, steeply pitched roofs, conspicuous gabling and bargeboards, stone or masonry drip-mouldings, prominent chimneys, canted bay windows in the projecting wings, and addressing the site diagonally rather than frontally. The property is additionally prominent in its immediate context, with the high gabled wings making it one of the taller buildings in the surrounding modern suburban development, and visible in views from the roads to the north and west. The mature cypress pines and palm trees, on the north-east and south-west sides of the dwelling respectively, also have a high degree of visibility and enhance the presentation of the property.

Recommendations

The property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The Overlay extent is indicated in the above map, although the focus of significance is on the original stone house, its setback from Weir Court, and the area/setting enclosed by the modern wire mesh fence (the fence is not significant) which includes cypress pines and two tall palms in the immediate curtilage to the building. The non-original rear wing is not a significant element.

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	Yes

Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

Identified By

Andrew Ward, 1998.

References

Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987.

David Horsfall (ed). *Kangaroo Flat, A History: Gold, Goats and Peppercorns*, 'Back To' Committee, Bendigo, 1993.

Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.

Specific:

- ¹ David Horsfall (ed), *Kangaroo Flat, A History: Gold, Goats and Peppercorns*, 'Back To' Committee, Bendigo, 1993, p. 89.
- ² Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987, p. 141.
- ³ 'Hope Park,' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.
- ⁴ Noted by Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987, p. 141.
- ⁵ James Stevens Curl, *Dictionary of Architecture and Landscape Architecture*, Oxford, 2006, p. 206.
- ⁶ See Joan Kerr and James Broadbent, *Gothick Taste in the Colony of New South Wales*, Eill, Sydney, 1980, esp. Chs. 5, 6; *The Heritage of Australia*, Macmillan, Melbourne, 1981, pp. 3/3, item 1 (*Banyule*); 3/35 item 9 (*Overnewton*). Philip Goad and others, *Melbourne Architecture*, Watermark, Sydney, 2009, pp. 19 item 10 (*Banyule*), 19 item 13 (*The Hawthorns*), 20 item 16 (*Invergowrie*).