

Name	Dunedin House (formerly Hillside)	Reference in 1998 Marong Study	KF18
Address	25 Morrison Street, Kangaroo Flat (front entrance on Dudley Street)	Map reference	VicRoads 612 K4
Building type	Private residence	Survey date	June 2010 (external inspection only)
Date of construction	1873	Recommendation	Include in the Schedule to the Heritage Overlay
Significance	Dunedin House is of local historical and aesthetic/architectural significance.		



Left: Front (north) elevation, c. early 1990s (Source: *Photographic History of Kangaroo Flat*, 1994, v. 1). Right: North elevation and front garden, 2010.



Left: West elevation, viewed from Morrison Street. Right: South elevation.



Left: Aerial view 2010 (Source: City of Greater Bendigo). Right: Proposed Heritage Overlay map, with the subject property shown as KF18.

Intactness ✓ Good Fair Poor

History

Dunedin House (formerly known as *Hillside*) was built in 1873 for the barrister J A C Helm, who forewent a position at Cambridge University to travel to the colonies and became an expert on mining law. When established, the grounds of the property extended to Crusoe Road to the east.¹ The architects were Moffat and Brady. Joseph M Brady was, at this period, supervising the completion of the nearby Crusoe waterworks and was therefore conveniently placed to oversee the construction of Helm's home. He was in partnership with the mining engineer Robert Moffat during the 1870s and ran a successful practice at this time, designing the former 'Bendigo Independent' offices in Williamson Street, central Bendigo and the former 'Golden Eagle' flour mill, also in Williamson Street. He undertook various residential and commercial commissions and is believed to have acted as the Sandhurst Diocesan architect for the Catholic Church, designing the former Bishop's Palace in McCrae Street as well as St Patrick's Catholic Church in Marong.

Helm moved to Melbourne in 1889, where he died four years later. Subsequent owners of Dunedin House included Dr H L Atkinson, who named the property Hillside,² and John and Alice McNair, who acquired the property in 1924, selling it to a Mr Hieneman in 1942.³ The name Dunedin House was re-established in the late twentieth century, when the building was in use as hostel accommodation for students from the Bendigo Regional Institute of TAFE.⁴ Works at the property since 2002 include alterations to the main house, the construction of a swimming pool and a new garage.⁵

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 6.5: Living in country towns

Description & Integrity

Dunedin House is a substantial single-storey verandahed mid-Victorian Italianate villa sited on a large asymmetrical block on the east side of Morrison Street, between Dudley Street and Victoria Avenue, Kangaroo Flat. The main presentation of the property is to the north, to Dudley Street.

The massing of the building is in two broad parts. The eastern component has a U-shaped hipped roof and verandah anchored below the main roof eave on three sides, facing a new subdivision around Victoria Avenue. The western component is asymmetrical, with a main hipped roof and valleys coupled to a porch hip and two projecting side hips. There is also a pyramidal-roofed component at the house centre. The dwelling is built of bichrome red and cream face brick with stuccoed dressings, with vermiculated quoins and panels to the chimneys. The chimneys also use vermiculation in their stack and collar panels, above plain pedestals. Windows to the verandah elevations are timber-framed double hung sashes, with window sills overhung to receive sliding louvered shutters; while those to the western section have semi-circular cream window arches. The elevated entry is approached by a flight of granite steps with curved balustrades, entry piers and urns, all in moulded or rendered cement or stucco. The timber posted verandah has a timber frieze rail and cast iron lace frieze to the principal elevations and is terminated by the projecting wings.

The property includes remnants of an early garden layout, including mature trees and plantings and a vehicle turning circle accessed from the north (Dudley Street) entrance. A modern garage, clad in corrugated galvanised steel, is at the property's south-west corner. A modern timber picket fence fronts the Dudley Street boundary. The vehicle entrance comes through a set of wrought iron gates which may or may not be original or early. The bluestone piers to the gates are not original, with more recent materials in the piers indicating they are of more contemporary origin.

Comparative Analysis

As a large Italianate property of the nineteenth century, Dunedin House is generally characteristic of its period, as reflected in the lacework cast iron verandah frieze and hipped roofing plan. However, the use of stucco is more sparing than was customary in the 1870s domestic Italianate genre.⁶ Its exposed red brick and semi-circular cream window arches owe more to a similar combination in brick courthouses, railway stations and other government buildings appearing during the 1850s and early 1860s in a broadly Italianate manner.⁷ This carries over into Kangaroo Flat's former Independent

Order of Rechabites Hall on Station Street (KF14) and is seen in a number of earlier buildings in the region, such as Kangaroo Flat Railway Station (1863). These influences may have derived from the architects, Moffat and Brady's varied experience and commissions, including ecclesiastical, residential, commercial and even industrial buildings. Significantly, the vertically-panelled chimney stacks and conspicuous quoins on Dunedin House are both seen in the latter railway station, although the treatment here of these elements is more detailed, with projecting vermiculated panels in each case.

Assessment Against Criteria

Amended Heritage Victoria Criteria

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

Dunedin House (formerly known as Hillside), is historically significant as a substantial single-storey mid-Victorian Italianate villa built in 1873 at 25 Morrison Street, Kangaroo Flat. It was built for the barrister J A C Helm, an expert on mining law, and designed by architect Joseph M Brady, then in partnership with engineer Robert Moffat, and busy with several other local commissions. The current property is a remnant of a once more extensive landholding, whereby the grounds originally extended to Crusoe Road to the east.

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

Dunedin House is a rare example of a substantial property dating to the 1870s, which was built on the fringes of Bendigo.

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.

Dunedin House, built in 1873, is of aesthetic/architectural significance as a substantially externally intact, large Italianate bichromatic brick villa. The massing of the building is of interest, with two distinct components including the asymmetrical west end with a main hipped roof and valleys coupled to a porch hip and projecting side hips; this component also has finely detailed semi-circular cream window arches. The east component has a U-shaped hipped roof and extensive verandah to three sides, with more finely detailed work, including the cast iron lacework frieze. Other elements of note include the stuccoed dressings, with vermiculated quoins and panels to the chimneys and the elevated entry on the north elevation which is approached by a flight of granite steps with curved balustrades, entry piers and urns, all in moulded or rendered cement or stucco. The substantial landscaped garden, which retains much of its early layout, enhances the aesthetic significance. The scale and grandeur of the property also reflects the eminence of the man who commissioned it, English barrister J A C Helm.

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.

Dunedin House is significant for its association with its first owner, barrister J A C Helm, who commissioned the design and construction of the house. Helm forewent a position at Cambridge University to migrate to the colonies where he became an expert on mining law, and was for a time an important and influential member of the local community. The property is also associated with Bendigo architect Joseph M Brady who, in partnership with the mining engineer Robert Moffat, ran a successful practice in the Bendigo region. The architect was involved in a number of local developments including the Crusoe waterworks near Kangaroo Flat; the 'Bendigo Independent' offices in Bendigo; and the former 'Golden Eagle' flour mill in Bendigo. Brady also reputedly held the position of Sandhurst Diocesan architect for the Catholic Church, where he was involved in designing the former Bishop's Palace in McCrae Street and St Patrick's Church in Marong.

Statement of Significance

What is significant?

Dunedin House (formerly known as Hillside), at 25 Morrison Street was built in 1873 and is a substantial single-storey verandahed mid-Victorian Italianate villa sited on a large asymmetrical block on the east side of Morrison Street, between Dudley Street and Victoria Avenue, Kangaroo Flat. The main presentation of the property is to the north, to Dudley Street. The massing of the building is in two broad parts, with the eastern component having a U-shaped hipped roof and verandah to three sides. The western component is asymmetrical, with a main hipped roof and projecting side hips. There is also a pyramidal-roofed component at the house centre. The dwelling is built of bichrome red and cream face brick with stuccoed dressings, with vermiculated quoins and panels to the chimneys. Windows to the verandah elevations are timber-framed double hung sashes, while those to the western section have semi-circular cream window arches. The elevated entry is approached by a flight of granite steps with curved balustrades, entry piers and urns, all in moulded or rendered cement or stucco. The timber posted verandah has a timber frieze rail and cast iron lace frieze to the principal elevations and is terminated by the projecting wings. The property also includes remnants of an early garden layout, including mature trees and plantings and a vehicle turning circle accessed from the north (Dudley Street) entrance. The vehicle entrance comes through a set of wrought iron gates which may or may not be original or early (this has not been confirmed).

How is it significant?

Dunedin House is of local historical and aesthetic/architectural significance.

Why is it significant?

Dunedin House is historically significant (Criterion A) as a local example of a substantially externally intact, large mid-Victorian Italianate bichromatic brick villa. The current property is a remnant of a once more extensive landholding, whereby the grounds originally extended to Crusoe Road to the east. It is also significant for its association with the first owner, barrister J A C Helm, who commissioned the design and construction of the house. Helm forewent a position at Cambridge University to migrate to the colonies where he became an expert on mining law, and was for a time an important and influential member of the local community (Criterion H). Dunedin House is also associated with architect Joseph M Brady, who in partnership with engineer Robert Moffat, ran a successful practice in the Bendigo region and was involved in a number of local developments including the Crusoe waterworks near Kangaroo Flat; the 'Bendigo Independent' offices in Bendigo; and the former 'Golden Eagle' flour mill in Bendigo. Brady also reputedly held the position of the Sandhurst Diocesan architect for the Catholic Church, where he was also involved in designing the former Bishop's Palace in McCrae Street and St Patrick's Church in Marong.

Dunedin House is of aesthetic/architectural significance (Criterion E). The massing of the building is of interest, with two distinct components including the asymmetrical west end with a main hipped roof

and valleys coupled to a porch hip and projecting side hips. This component also has finely detailed semi-circular cream window arches. The east component has a U-shaped hipped roof and extensive verandah to three sides, with more finely detailed work, including the cast iron lacework frieze. Other elements of note include the stuccoed dressings, with vermiculated quoins and panels to the chimneys and the elevated entry on the north elevation which is approached by a flight of granite steps with curved balustrades, entry piers and urns, all in moulded or rendered cement or stucco. The substantial landscaped garden, which retains much of its early layout, enhances the aesthetic significance. The scale and grandeur of the property also reflects the eminence of the man who commissioned it, English barrister J A C Helm. The property is additionally a rare example of a substantial property dating to the 1870s that was built on the fringes of Bendigo (Criterion B).

Recommendations

The property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The extent of the Overlay is indicated in the above map, with the focus of significance on the substantial 1870s residence; its associated landscaped setting, including the vehicle turning circle; and the presentation of the property to Dudley Street. The bichrome brick walling and stucco should remain unpainted.

External Paint Colours	No
Internal Alterations Controls	No
Tree Controls	No
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, 1993.

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

Specific:

- ¹ Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987, p. 142.
- ² Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987, p. 143.
- ³ David Horsfall (ed), *Kangaroo Flat, A History, Gold, Goats and Peppercorns*, Back To Committee, 199, p. 85.
- ⁴ Mike Butcher and Gill Flanders, *Bendigo Historic Buildings*, National Trust of Australia (Vic), 1987, p. 142.
- ⁵ City of Greater Bendigo, Building and Planning Applications.
- ⁶ See James Stevens Curl, *Encyclopedia of Architecture and Landscape Architecture*, Oxford, 2006, has entries on both Italianate and Italian Villa Style, both relevant to Australian experience, on p. 389. See also Richard Apperly and others, *A Pictorial Guide to Identifying*

Australian Architecture, Angus and Robertson, 1994, 'Victorian Italianate' pp. 70-73. In Australia Italianate normally refers both to picturesque, asymmetrical detached house design and to urban and public emulations of the 15th and 16th century Italian palazzo.

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Michael Challer illustrates several related red-brick Italianate buildings in the region, immediately predating *Dunedin House*. See *Historic Court Houses of Victoria*, Pallisade, Melbourne, 2001, esp. Eaglehawk (1879), p.79; Inglewood (1868), p.102; Maldon (1861), p. 121, and Newstead (1865), p. 143.