

Name	Pratty's Patch	Reference in 1998 Marong Study	MG1
Address	35 Monsants Road, Maiden Gully	Map reference	VicRoads 606 C5
Building type	Restaurant	Survey Date	June 2010 (external inspection only)
Date	1865	Recommendation	Include in the Schedule to the Heritage Overlay
Significance	Pratty's Patch is of local historical and aesthetic/architectural significance.		



Left: West elevation of Pratty's Patch, c. 1985 showing original/early wings (Source: Ruth Hopkins, *Moving Forward, Looking Back*, Shire of Marong, 1985, p. 112). Right: West elevation, with gabled addition at south end (right).



Left: The 1860s wing; note stepped chimney form. Right: Former residence, to south of 1865 wing.



Left: Aerial view, 2010 (Source: City of Greater Bendigo). Right: Proposed Heritage Overlay map with the subject site highlighted green (MG1).

Intactness ✓ Good Fair Poor

History

European occupation of the Maiden Gully area dates to the 1840s. Having previously been employed as the manager of the Mount Alexander Run No. 2, Thomas Myers, with John Nicholson, became squatters on the Widdekar Run in 1845. In 1849 Nicholson relinquished his interests to Thomas and William Myers, but William also soon abandoned his interests in the run when it was invaded by gold prospectors. The lease on the run was transferred to Donald and Roderick Campbell (after whom Campbell's Forest was named) in 1853, to Hugh Glass six months later and to Messrs Brett and Ross in 1869. It was cancelled in 1872 and the land was then opened up for selection. Gold rushes in the area of Myers Creek occurred in the mid-1860s.¹ By 1907 Maiden Gully was a small residential community served by the Maiden Gully hotel and store. It included a small population of market gardeners, farmers and dairy farmers.² Maiden Gully was commonly known as Myers Flat until 1938.³

John Fellows (1808? – 1882?), his wife Mary Ann and their large family travelled from Antrim, Ireland to Melbourne in 1852, arriving in April 1853.⁴ The family settled at Sandhurst (Bendigo), before moving to New Zealand Gully, Maiden Gully, in 1863. Fellows replaced the family's original bark hut with the original section of the present stone structure in 1863.⁵ The five-room stone cottage had a relatively high net asset value of £25. Fellows practised as a grocer, vet and dentist as well as having mining interests.⁶ In the early 1870s he was subjected to court action, for reasons not established, and his stone cottage was sold by bill of sale.⁷ In 1932, the house was acquired by a Spaniard, Peter 'Pratty' Monsant, who lived there for the next 50 years, growing tomatoes on the surrounding acreage. Dances were held in the front room and cricket matches on the flat across the road. The Monsants were active participants in community life.⁸ In the 1990s the building was extended by a new owner, A Burns, who redeveloped it as '*Pratty's Patch*,' a licensed restaurant, bar and bistro.⁹

Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 4.4: Farming
- 5.8: Working
- 6.8: Living on the fringes

Description & Integrity

Pratty's Patch is located on the east side of Monsants Road at Maiden Gully. The main building complex on the west of the site comprises a number of transverse-gabled stone buildings, all roofed with corrugated galvanised sheet steel. To the east of these components are large additions, together with a collection of outbuildings further east again (rear of property). The complex was built in stages over a long period, from 1863 to c. 1980s; the date of construction of all the building components has not been established.

The property was inspected from the road, and with the aid of recent aerial photography. The rear additions and outbuildings were not inspected, and the property was not inspected internally.

The façade (west elevation to Monsants Road) comprises a central verandahed component, flanked by two projecting blocks. All are built of random (irregular) coursed rubble. The north block is believed to date to 1863.¹⁰ It has one window to its west elevation and parapeted ends and a brick and stepped chimney stack to its north elevation. The balancing block to the south has been constructed since 1985, and replicates the stepped chimney form of the 1860s building component. The recessed central component with verandah, which is also believed to date from the 1860s or thereabouts, has a symmetrical frontage with central front door and two flanking windows which appear to be of long-standing; the door is four-panelled and the windows are six-paned. To the rear (east side) of the north 1863 component is a further gable-roofed stone structure, also of recent (post-1985) origin, which projects north of the original wing. In its essential form, including stepped brick chimney, and parapets, this addition follows the pattern established by the original 1863 wing. Another verandah wraps around the north end of the various wings. The property appears to be in generally sound condition.

The property has a limited setback to Monsants Road and a treed setting to rear.

Comparative Analysis

Long, single-storey transverse-gabled houses with connected verandahs were common for housing and hostels in south-eastern Australia by the 1840s, as in the terraces in Albion Street, Surry Hills, Sydney (c. 1825), the so-called 'Caroline Chisholm Terraces' in Morpeth, New South Wales (c. 1840), and Roseneath Cottage, 40 O'Connell Street, Parramatta (1837). In Victoria similar types include the London Tavern at Beechworth (1859) and the Lexington Homestead at Moyston (c. 1851).¹¹ Rocky Vale Villa (built from the early 1870s to 1891) at nearby Wick's Road, is comparable in being a broadly contemporaneous building constructed of locally-quarried stone. The multi-stepped chimney breasts at Pratty's Patch are distinctive in both the Bendigo area and more widely throughout Victoria, with the more usual treatment being to batter the chimney breast in two main steps and to cast the chimney breast symmetrically, perhaps to distinguish them from asymmetrical hut chimneys.¹²

Assessment Against Criteria

Amended Heritage Victoria Criteria

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

Pratty's Patch, of Monsants Road, Maiden Gully is of historical significance. The main building complex, constructed of random (irregular) coursed rubble between 1865 and the c. 1980s, is associated with the 1860s gold rushes phase of development at Myers Flat (Maiden Gully). The dwelling was originally built for Irish settler John Fellows and his family from 1865; Fellows was involved in a number of commercial pursuits including working as a grocer, vet and dentist. The property was later acquired by Peter 'Pratty' Monsant, a Spaniard who worked the surrounding acreage and played a prominent role in community life. Since the mid-1980s the property has been significantly extended and adapted as a restaurant.

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

N/A

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.

Pratty's Patch of Monsants Road, Maiden Gully is of aesthetic/architectural significance. The 1860s components echo the form of long, single-storey transverse-gabled houses with connected verandahs, which were common in south-eastern Australia by the 1840s. The original components are also significant as an example of 1860s stone villas in the local area. While the property has evolved from humble origins to be a structure of some scale and presence, and the additions and alterations since 1985 have broadly followed the template established by the 1860s component (with gabled roofs, stepped chimneys and walls of random coursed rubble), these later (evolved) elements are not of heritage significance. The original 1860s building components also remain as prominent historic structures in the Maiden Gully area.

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?

Pratty's Patch, built from 1865 to c. 1980s, is located on Monsants Road, Maiden Gully. The original/early building components are on the west of the site and comprise a number of transverse-gabled stone buildings, all built of random (irregular) coursed rubble and roofed with corrugated galvanised sheet steel. To the east of these components are large additions, including the addition at the north end which dates from post-1985, together with a collection of outbuildings further east again (rear of property). The date of construction of all the building components has not been established. The west elevation to Monsants Road comprises a central verandahed residential component, which is believed to date from the 1860s or thereabouts, flanked by two projecting blocks. The north block is believed to date to 1863.¹³ It has one window to its west elevation and parapeted ends and a brick and stepped chimney stack to its north elevation. The balancing block to the south has been constructed since 1985. The recessed central component, with verandah, has a symmetrical frontage with central front door and two flanking windows which appear to be of long-standing. The property has a limited setback to Monsants Road and a treed setting to rear.

How is it significant?

Pratty's Patch is of local historical and aesthetic/architectural significance.

Why is it significant?

Pratty's Patch, built from 1865 to c. 1980s, is of historical significance (Criterion A) for its association with the 1860s gold rushes phase of development at Myers Flat (Maiden Gully). The dwelling was originally built for Irish settler John Fellows and his family from 1865; Fellows was involved in a number of commercial pursuits including working as a grocer, vet and dentist. The property was later acquired by Peter 'Pratty' Monsant, a Spaniard who worked the surrounding acreage and played a prominent role in community life. Since the mid-1980s the property has been significantly extended and adapted as a restaurant. Architecturally (Criterion E), the 1860s components echo the form of long, single-storey transverse-gabled houses with connected verandahs, which were common in south-eastern Australia by the 1840s. The original components are also significant as an example of a 1860s stone villa in the local area. While the property has evolved from humble origins to be a structure of some scale and presence, and the additions and alterations since 1985 have broadly followed the template established by the 1865 component, these later (evolved) elements are not of heritage significance. The original 1860s building components also remain as prominent historic structures in the Maiden Gully area.

Recommendations

The property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The recommended extent of the overlay is indicated in the map above, with the focus of significance concentrated in the 1860s components of the building complex, and their presentation and appearance to Monsants Road. These include the 1865 wing to the north, the recessed and verandahed former residence, the exposed stonework and the generally consistent nature of the volumes and massing, with gabled roofs and stepped chimney. The rear additions and outbuildings were not inspected, and no comment is provided here on the retention or treatment of these elements.

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

Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003.

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

Specific:

- 1 Ken Arnold, *Bendigo its Environs: The Way it Was*, pp. 202-203.
- 2 Andrew Ward, *City of Greater Bendigo (Marong District) Heritage Study*, unpaginated.
- 3 Ken Arnold, *Bendigo its Environs: The Way it Was*, pp. 202-203.
- 4 Ken Arnold, *Bendigo its Environs: The Way it Was*, pp. 242.
- 5 'Pratty's Patch' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998, citing rate books 1864-65, and Ken Arnold, *Bendigo its Environs: The Way it Was*, pp. 242-243. See also Ruth Hopkins, *Moving Forward, Looking Back, The History of the Marong Shire*, Shire of Marong, 1985, p. 112.
- 6 'Pratty's Patch' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.
- 7 Ken Arnold, *Bendigo its Environs: The Way it Was*, p. 243.
- 8 Ken Arnold, *Bendigo its Environs: The Way it Was*, p. 243.
- 9 Ruth Hopkins, *Moving Forward, Looking Back, The History of the Marong Shire*, Shire of Marong, 1985, p. 112.
- 10 Ruth Hopkins, *Moving Forward, Looking Back, The History of the Marong Shire*, Shire of Marong, 1985, p. 112.
- 11 See William Hardy Wilson, *Old Colonial Architecture in New South Wales and Tasmania*, private publication, Sydney, 1924, Ure Smith, Sydney, 1975, plate 37 (Surry Hills). Also *The Heritage of Australia*, Macmillan, Melbourne, 1981, pp. 2/56 item 12 (Roseneath Cottage), 3/138 item 8 (Moyston) and 3/174 item 1 (Beechworth).
- 12 Of the type shown in Miles Lewis', *Victorian Primitive, Greenhouse*, Melbourne, 1979.
- 13 Ruth Hopkins, *Moving Forward, Looking Back, The History of the Marong Shire*, Shire of Marong, 1985, p. 112.