

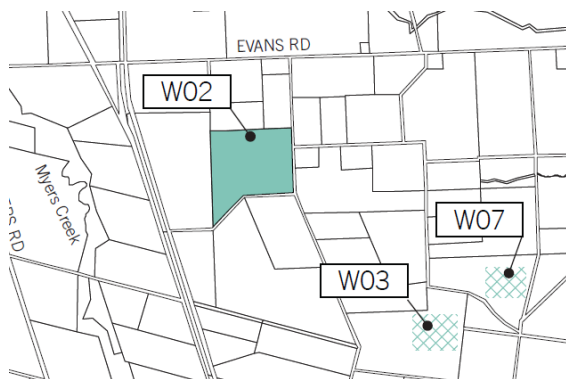
<b>Name</b>	Monmore Vineyard and Butter Factory	<b>Reference in 1998 Marong Study</b>	W02
<b>Address</b>	Bayliss Road, Woodvale	<b>Map reference</b>	VicRoads 44 E3
<b>Building type</b>	Remnants of the former wine making facilities and dairy	<b>Survey date</b>	November 2011
<b>Date of construction</b>	The former vineyard and dairy were established by the 1870s	<b>Recommendation</b>	Include in the Schedule to the Heritage Overlay <sup>1</sup>
<b>Significance</b>	The Monmore Vineyard and Butter Factory property is of local historical and technological significance.		



Left: The former farmhouse. Right: Mud brick structure, possibly the 'cooling chamber' of the former dairy. (Source: Both pictures are dated 22 July 1994 and supplied by the City of Greater Bendigo.)



Left: Ruined former farm building, pictured 22 July 1994. Right: Aerial view of the site, 2010 (Source: City of Greater Bendigo).



Proposed Heritage Overlay map, with the subject site shown as W02. Note: the location of the HO has not been confirmed and is indicative only.

**Intactness**                      Good                      Fair                      Poor                      (Intactness not known)

## History

The Bayliss family is believed to have arrived at Sydney Flat (Woodvale)<sup>2</sup> during the 1860s, having emigrated from Staffordshire, England in 1856 and arriving at Melbourne in 1857.<sup>3</sup> Sydney Flat was initially established as a gold mining settlement, with the majority of alluvial miners moving on by the 1860s-70s. From that point, the district became one of mixed farming, dairying, vineyards and orchards.<sup>4</sup> In 1871, Edward Bayliss (1847-1900), established a farm on 8.9ha (22 acres) of land at Allotment 18 Section 3 at Sydney Flat, close to Sebastian.<sup>5</sup> Over the next 20 years, Bayliss expanded his landholding and established significant dairy and viticulture operations. This expansion coincided with the extension of the railway to Sydney Flat in 1882. To secure access to a reliable water supply, Bayliss reputedly acquired a tract of land 1.8m (6ft) wide and two miles long, to build a water race to connect with the main Whipstick water race.<sup>6</sup> It is not known if this survives. By 1892 Bayliss owned 162ha (400 acres). During the 1870s and 1880s, dairying was Bayliss' principal activity, with the mechanised dairy being based on British models. As well as producing his own 'Monmore' brand of butter, Bayliss also processed milk from other local producers. A substantial mud-brick 'cooling chamber' (which is the focus of this citation) with 600mm thick walls provided a regular temperature for the storage of butter.<sup>7</sup> Bayliss did expand into wine-making, with 4.5ha (11 acres) of his landholding being under vines by 1887.<sup>8</sup> The property also became known as the Monmore vineyard, producing 1,600 gallons of wine annually. He obtained first prize at the Bendigo Grand National show in 1892 as well as internationally.<sup>9</sup> In November 1893, Bayliss acquired the Railway Station Hotel at Woodvale.<sup>10</sup>

## Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 4.3: Grazing and raising livestock
- 4.4: Farming
- 5.2: Developing a manufacturing capacity
- 5.8: Working
- 6.8: Living on the fringes

## Description & Integrity

The focus of this citation is on the early mud brick building (believed to be the former 'cooling chamber' and perhaps the earliest house on the site). The condition in November 2011 indicates that the building is in a poor structural state, subject to water damage. There are large structural cracks throughout. Sections of the rear external wall which contained an external window has collapsed and some internal walls have also collapsed. The upper timber loft area is in a poor condition and in need of stabilisation.<sup>11</sup>

The former Monmore vineyard and dairy is a complex of ruinous buildings and machinery including the former farmhouse and associated kitchen, now demolished, two dairies of varying dates, a wine cellar, filled in, and blacksmith's shed. Many of the moveable items, machinery and outbuildings are no longer on site. A photographic record of all items was completed by Robyn Ballinger in 2005 as a condition of the demolition permit for the timber house.<sup>12</sup> The timber-framed house was demolished in 2005. It had a gable roof with fretted barges and a projecting wing, presenting with an asymmetrical aspect to the roadway. The three rooms and a vestibule connecting with the collapsed mud brick kitchen wing have all been demolished. The earliest dairy is of mud brick construction with 60cm [2ft] thick ventilated walls, double doors, fireplace and chimney [Note: This may be the 'cooling chamber' referred to in the 'History' and is still extant.<sup>13</sup> The dairy had a hipped roof and evidence of white wash to the upper sections of the walls. The later brick dairy, alongside is presumed to have been built during the interwar period and is of red brick. The winery is ruinous and consists of a cellar, now filled in, which was surmounted by a former Railway Department gatekeeper's cottage ('no.7'), now demolished. This was a small timber lined building with coved ceilings and has the number 7 in faded paint on the gable end. The smithy's is a bush pole shed with vertical slabs, riveted iron forge, metal implements and anvil base and is extant. There are large extant machinery sheds nearby in bush pole and part mud brick and timber construction. Machinery that was recorded on site in 1993 within the

vicinity of the buildings included a steam driven butter churn and there was at least one line of cable and posts with remnants of the grape vines. These have now largely been removed from site <sup>14</sup>

### **Comparative Analysis**

As a complex of farm and agricultural buildings related to the production of foodstuffs, the former Monmore Vineyard and Butter Factory at Woodvale is comparable with the property at 550 McKenzie Road, Woodstock-on-Loddon (WL01), developed by Michael Bourke from the 1850s. However, the Monmore property is both later (1870s) and composed primarily of timber and mud brick buildings.

The former dairy building (possibly the 'cooling chamber'), which is believed to survive at the site, is an early surviving example of a mud brick building in this area. Despite widespread application from at least the 1820s, adobe (mud brick) construction is one of Australia's least clearly documented vernacular building materials.<sup>15</sup> Professor Miles Lewis, Professor in the Faculty of Architecture, Building & Planning at the University of Melbourne, suggests that, '... we cannot be sure that any mud brick was used in Australia before the gold rushes, and we therefore do not know whether it reached us only through the influence of California'.<sup>16</sup> Professor Lewis also notes that, 'mud brick buildings are fairly common in the Bendigo area of Victoria'.<sup>17</sup> Aside from the two examples at the former Kelly property on Caldwell Road (W08), local examples of mud brick constructions include two small buildings (1890s and early 1900s) at the nearby Flett farmstead, off Daly Road (W03), which demonstrate two different construction techniques, and the former Engi farmhouse at Sebastian (1896). Other examples survive at abandoned properties at the corner of Fitzpatrick's Road and Three Chain Road south of Sebastian, and on the Neilborough East Road, between Neilborough and Summerfield (Neilborough North). The provenance and history of these two latter examples is not known, and it is possible that comparable examples of mud brick buildings survive elsewhere in the district.

### **Assessment Against Criteria**

*Amended Heritage Victoria Criteria* (the following is in note form only)

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

The Monmore Vineyard and Butter Factory is historically significant for its capacity to recall aspects of the history of agriculture in Woodvale, including mixed farming, dairying and vineyards. Edward Bayliss, who had arrived from England in 1856, and established the farm in the 1870s, built up the property into a successful dairying and viticulture operation in the latter nineteenth century, producing his own brand of 'Monmore' butter. The reputed construction of a two mile-long water race by Bayliss, to connect up with the Whipstick water race, also emphasises the difficulties experienced by early settlers in securing access to water, and their resourcefulness in obtaining it.

*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.*

N/A

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

The early mud brick dairy building (possibly the 'cooling chamber') at the Monmore Vineyard and Butter Factory is technologically significant as an early surviving example of a mud brick structure in the Bendigo region, representing a type of vernacular construction which was once more common in this area. The cooling chamber was built with particularly thick walls (c. 60cm), to provide an insulated and cool temperature environment for the storage of dairy products, including butter.

*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?*

The early mud brick building (believed to be the former dairy 'cooling chamber') is extant and consists of a cooling chamber of mud brick construction with 60cm [2ft] thick ventilated walls, double doors, fireplace and chimney and loft space. The dairy is believed to have a hipped roof and evidence of white wash to the upper sections of the walls. The later dairy alongside is presumed to have been built during the interwar period and is of brick.

*How is it significant?*

The Monmore Vineyard and Butter Factory property is of local historical and technological significance.

*Why is it significant?*

The Monmore Vineyard and Butter Factory property is historically significant (Criterion A) for its capacity to recall aspects of the history of agriculture in Woodvale, including mixed farming, dairying and vineyards. Edward Bayliss, who had arrived from England in 1856, and established the farm in the 1870s, built up the property into a successful dairying and viticulture operation in the latter nineteenth century, producing his own brand of 'Monmore' butter. The reputed construction of a two mile-long water race by Bayliss, to connect up with the Whipstick water race, also emphasises the difficulties experienced by early settlers in securing access to water and their resourcefulness in obtaining it. Technologically (Criterion F), the early mud brick dairy building (possibly the 'cooling chamber') is of significance as an early surviving example of a mud brick structure in the Bendigo region, representing a type of vernacular construction which was once more common in the area. The cooling chamber was built with particularly thick walls (c. 60cm), to provide an insulated and cool temperature environment for the storage of dairy products, including butter.

### **Recommendations**

The property was inspected in November 2011 and the inclusion of the mud brick former dairy and adjacent smaller red brick dairy as a place of local historical and technological significance is confirmed. On the basis of this confirmation the property should be recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The extent of the Overlay is indicated in the above map, although the focus of significance is on the early mud brick building and brick dairy described above as the 'cooling chamber', which is believed to be adjacent to Bayliss Road (as per the aerial image above). Consideration could be given to reducing the extent of the Overlay to cover this structure only, including a curtilage around the building and land in the setback to the road.

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.

Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984.

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

#### Specific:

- <sup>1</sup> Place was provisionally recommended in *Heritage Policy Citations Review, 2011* due to inability to conduct a site visit. That was remedied in November 2011 by City of Greater Bendigo Heritage Advisor, Amanda Jean and is recommended for inclusion.
- <sup>2</sup> From 1845, the area was regarded as part of Myers Creek, later Myers Flat, and became known as Sydney Flat from 1852, with the present name, Woodvale, being adopted in the 1920s. See, 'History,' [www.woodvale.vic.au](http://www.woodvale.vic.au), accessed 16 November 2010.
- <sup>3</sup> Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 404.
- <sup>4</sup> See 'History,' at [www.woodvale.vic.au](http://www.woodvale.vic.au), accessed 16 November 2010.
- <sup>5</sup> Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 404.
- <sup>6</sup> Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984, p. 24.
- <sup>7</sup> Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984, p. 24. The thickness of the wall was measured on site in November 2011 and the original dimension of 600mm was confirmed by Mandy Jean, heritage architect.
- <sup>8</sup> Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984, p. 24.
- <sup>9</sup> Ray Wallace, *Sydney Flat Gold to Woodvale Green*, Woodvale Progress Association, 1984, p. 25.
- <sup>10</sup> Ken Arnold, *Bendigo its Environs, The Way it Was*, Volume 1, Crown Castleton Publishers, 2003, p. 404. Pers com and local knowledge is that Bayliss also entered his wine into international exhibitions, Mandy Jean with M. Surplice, Nov 2011.
- <sup>11</sup> Mandy Jean, heritage architect, carried out a site inspection of the mud building with M. Surplice in November 2011.
- <sup>12</sup> Photographic record of the whole site was carried out by Robyn Ballinger in 2005, a copy of the document was submitted to the City of Greater Bendigo as part of the Building Permit for demolition.
- <sup>13</sup> The site inspection in November 2011 carried out by Mandy Jean with M. Surplice confirmed the dimension of mud brick wall of the former dairy as being 600mm thick. It was also confirmed on site that the former timber house and wine cellar was filled in and the timber structure above it had been demolished in accordance with

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the building permit issued by the City of Greater Bendigo Council. Other moveable items had been removed from site while the original harvesters and other miscellaneous agricultural machinery remain as well as the remnant water race and original fig trees that marked the location of each vine row in the vineyard.

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Ibid.

15

Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.2 & 3.02.15, viewed online at mileslewis.net, accessed 30 August 2010.

16

Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.9, viewed online at mileslewis.net, accessed 30 August 2010.

17

Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.10, viewed online at mileslewis.net, accessed 30 August 2010.