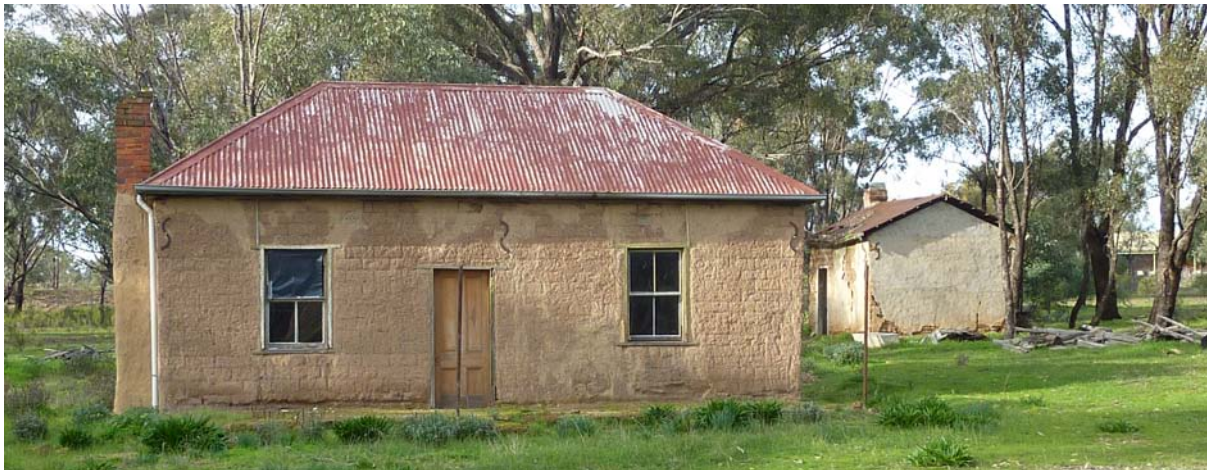


<b>Name</b>	Kelly Cottage <sup>1</sup>	<b>Reference in 1998 Marong Study</b>	W08
<b>Address</b>	117 Caldow Road, Woodvale	<b>Map reference</b>	VicRoads 44 E4
<b>Building type</b>	Private residence	<b>Survey date</b>	June 2010
<b>Date of construction</b>	c. 1892 <sup>2</sup>	<b>Recommendation</b>	Include in the Schedule to the Heritage Overlay
<b>Significance</b>	The former Kelly Cottage is of local historical, aesthetic/architectural and technological significance.		



Left: Kelly cottage, front (west) elevation, with gable roofed outbuilding at right (south).



Left: West and south elevation of the cottage, note ruins of former kitchen at rear. Right: The outbuilding as viewed from Caldow Road. Note poor condition of the roof and render.



Left: Aerial view, 2010 (Source: City of Greater Bendigo). Right: Proposed Heritage Overlay map, with the subject site shown as W08.<sup>3</sup>



Kelly Family, 1904. Left to right: Susan (Tot), George, Sarah (Mother), Kathleen (Kit), Daniel (Jr.), Joe, Daniel (Father), Grace, Eliza. Photo supplied by Betty Dean, granddaughter of Daniel and Sarah Kelly.

**Intactness**      ✓ Good      Fair      Poor

#### History<sup>4</sup>

Daniel Kelly first appears in the Shire of Marong rate books in 1902<sup>5</sup>, but the cottage was built some time before 1892 when his daughter was born there.<sup>6</sup> Daniel Kelly, from Tipperary, Ireland, was a miner who worked in local mines and the house was originally built on a miners right, which was later converted to freehold title in 1989<sup>7</sup>. Daniel's wife, Sarah (nee Gibbs), who was from Tasmania, was a midwife who travelled around the area on a horse and buggy delivering local babies. Together they raised 7 children in the house, and like their father, all the males worked in the local gold mines. Daniel died in 1904 from 'miners complaint'<sup>8</sup> and his widow, Sarah, carried on until 1940. In 1947, Cecil and Beatrice Ellwood purchased the property.<sup>9</sup>

The cottage was described in the 1911 rate book as a 'German brick dwelling' with a net asset value of £8<sup>10</sup> and was the second house at this location. The first house was constructed across the road from the existing cottage and is believed to have been burnt down by Daniel's father as part of a long standing family feud.<sup>11</sup> The Kelly's were Catholics and Sarah was from a Protestant family. The term 'German' is reference to the mud brick construction technique (see 'Comparative Analysis' below). The buildings' also demonstrate the use of vernacular building techniques and traditions for rural families of limited means, into the twentieth century.

Kelly Cottage consists of two rooms made of mudbrick, with a corrugated iron hipped roof, timber floor, and no verandah. A basic rear extension was built some time after construction and included a kitchen, bathroom, additional bedroom, rear verandah and brick Dutch oven furnace, which seems to have been used only very early on as the Kelly grandchildren have no memory of it being used. This extension was separated from the front two rooms by a north/south passage and had a dirt floor and no ceiling. The extension has been demolished by previous owners, with the only remnants being a kitchen fireplace, and the Dutch oven. The existing outbuilding is believed to be a much later addition, largely built from materials salvaged from the demolition of the rear extension. A front verandah was constructed at one point after the Kelly sold the property and has also been demolished.<sup>12</sup>

Notably, the land around the house was not used for any agricultural or farming activity after the 1890s, apart from small scale domestic activity.

#### Victoria's Framework of Historical Themes

Victoria's themes and sub-themes:

- 6.8: Living on the fringes

#### Description & Integrity

The Kelly cottage<sup>14</sup> property on Caldwell Road comprises two mud brick buildings, the main cottage addressing but setback from Caldwell Road and a smaller outbuilding at the rear. The Kelly property is a landholding to the east of Woodvale's historic town centre. The two buildings are located in the south-west corner of the landholding.

The main house is a symmetrical, single-storey mud brick cottage with a hipped roof. The front

(west) elevation has a central door, off-centre, flanked by timber-framed windows. There is also a small window to the centre of the south elevation. The hipped roof is clad in corrugated steel, painted. The guttering and downpipes appear to be recent. An external chimney breast, rendered, is to the north wall. The base, which is presumed to be mud brick, is topped with red brick. A verandah, partially collapsed in 1998, has been removed.<sup>13</sup> 'S' braces at the corners and through the centre of the building provide additional support.

There are the remains of a brick hearth/fire place at the rear, presumed to be the former kitchen. The smaller gable-ended outbuilding, at the rear of the site, is also built of mud brick and is believed to be a later addition, built largely out of materials salvaged from demolition of the kitchen extension.<sup>14</sup> The walls are rendered, decaying in some areas to expose the bricks and re-used bricks appear to have been pointed with cement mortar, now deteriorating.<sup>15</sup> The outbuilding has a shallow gable roof, clad in corrugated sheet metal in poor condition. There is a brick chimney. The entrance is positioned asymmetrically to the north wall. There is a louvre window on the south elevation.<sup>16</sup> The building was poorly constructed, with undersized structural timber in the roof and lintel above the window, and ungalvanised or poorly galvanised roof sheeting which has corroded badly.<sup>17</sup>

The mud bricks walls of the main house appear to be in generally sound condition. There is some evidence of damp at the north of the cottage. The roof fabric, walls and render to the outbuilding are in a decayed condition.

### Comparative Analysis

Despite widespread application from at least the 1820s, adobe (mud brick) construction is one of Australia's least clearly documented vernacular building materials.<sup>18</sup> The oldest surviving example in Australia may be a schoolhouse of sun-dried bricks with stone quoins at Wilberforce in New South Wales, which is estimated to have been built in 1819-20.<sup>19</sup> Other early examples dating to the 1820s and 30s have not been corroborated as mud brick buildings and for this reason 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>20</sup> In a discussion of Victorian examples, Lewis identifies examples built in the 1860s in Eltham, near Hamilton, and at Werribee, a ruin c. 1870 at Badaginnie near Violet Town and another deteriorated example on the Sandy Creek Road near Maldon. He also notes that, 'mud brick buildings are fairly common in the Bendigo area of Victoria'.<sup>21</sup> In the Bendigo area and parts of South Australia and New South Wales, adobe constructions were often referred to as 'German' houses. German settlers in South Australia are known to have used adobes from the 1830s.<sup>22</sup> The term 'German brick' was also used in Cornish settlements in South Australia, to describe a brick of wet earth, limestone and straw in moulds of approximately 230mm x 380mm. The connection between the Cornish miners of South Australia and the Bendigo goldfields is well documented and may explain the introduction of mud brick building techniques to the area.

Professor Lewis notes that relatively few mud brick buildings were constructed in Australia following World War I, suggesting that the high tide of this vernacular building technique occurred around the 1890s. In the 1911 census, 6,333 sun-dried brick buildings were identified in Australia, accounting for 0.69% of the total building stock, an apparently small figure but greater than the number built of bark, wattle and daub or other vernacular building techniques.<sup>23</sup>

Aside from the two examples at the former Kelly property on Caldwell Road, local examples of mud brick constructions include two small buildings (1890s and early 1900s) at the nearby Flett farmstead, off Daly Road, which demonstrate two different construction techniques. There is also a substantial former dairy (c. 1880s) at the former Monmore dairy site, at Bayliss road,<sup>24</sup> 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 latter two examples is not known, and it is possible that comparable examples of mud brick buildings survive elsewhere in the district. Further research and investigation would be required to establish this.

With regard to extant examples of mud brick buildings in the Woodvale vicinity, the former Kelly cottage is comparable in scale, form and date of construction to the Engi farmhouse, near Sebastian. The former Bayliss dairy is also comparable in terms of scale, although this is earlier (c. 1880s). The Kelly cottage compares to the Flett farmstead in terms of there being two mud brick buildings at a single site.

### **Assessment Against Criteria**

#### *Amended Heritage Victoria Criteria*

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

The former Kelly cottage, at 117 Caldown Road, Woodvale, is of historical significance. Daniel Kelly built the cottage prior to 1892. The property provides evidence of local development in the earliest years of the twentieth century, where miners and other settlers<sup>25</sup> of limited means continued to build low cost dwellings using vernacular construction methods and locally available materials. Mud brick dwellings of this type were often referred to as 'German' houses in the Bendigo area, where they were common; the description may owe its origins to the German settlers of South Australia who used adobe construction from the 1830s. It is also possible that mud brick building techniques were introduced to the Victorian goldfields via the diggers from California.

*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.*

The 1892 mud brick buildings at the former Kelly cottage, including the main cottage and, to a lesser extent<sup>26</sup>, the smaller outbuilding to the rear, are of aesthetic/architectural significance. The two buildings, with their simple building forms including the symmetrical main house, are substantially externally intact, save for the removal of the rear kitchen extension<sup>27</sup>. The buildings also still present as mud brick (adobe) structures. There is additionally some aesthetic value in the informal treed setting, including the adjacent remains of a brick hearth/fire place at the rear, presumed to be the former kitchen.

N/A

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

The two mud brick buildings at the former Kelly cottage are of technological significance. They are substantially unaltered examples of vernacular mud brick buildings of the early twentieth century, providing evidence of the ongoing use of this construction technique decades after it was first used for buildings in the Bendigo goldfields region.

*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 Kelly cottage property on Caldow Road comprises two mud brick buildings, the main cottage addressing but setback from Caldow Road and a smaller outbuilding at the rear. The Kelly property is a landholding to the east of Woodvale's historic town centre. The two buildings are located in the south-west corner of the landholding.

The main house is a symmetrical, single-storey mud brick cottage with a hipped roof. The front (west) elevation has a central door, off-centre, flanked by timber-framed windows. There is also a small window to the centre of the south elevation. The hipped roof is clad in corrugated steel, painted. The guttering and downpipes appear to be recent. An external chimney breast, rendered, is to the north wall. The base, which is presumed to be mud brick, is topped with red brick. A verandah, partially collapsed in 1998, has been removed. 'S' braces at the corners and through the centre of the building provide additional support.

There are the remains of a brick hearth/fire place at the rear, presumed to be the former kitchen. The smaller gable-ended outbuilding, at the rear of the site, is also built of mud brick and is believed to be a later addition, built largely out of materials salvaged from demolition of the kitchen extension. The walls are rendered, decaying in some areas to expose the bricks and re-reused bricks appear to have been pointed with cement mortar, now deteriorating. The outbuilding has a shallow gable roof, clad in corrugated sheet metal in poor condition. There is a brick chimney. The entrance is positioned asymmetrically to the north wall. There is a louvre window on the south elevation. The building was poorly constructed, with undersized structural timber in the roof and lintel above the window, and ungalvanised or poorly galvanised roof sheeting with has corroded badly.

*How is it significant?*

The former Kelly cottage is of local historical, aesthetic/architectural and technological significance.

*Why is it significant?*

The mud brick Kelly cottage, believed to have been built by miner<sup>28</sup> Daniel Kelly in c.1892, and, to a lesser extent, the later mud brick outbuilding are historically significant (Criterion A). The former Kelly cottage, at 117 Caldow Road, Woodvale, is of historical significance. Daniel Kelly is believed to have built the first part of this property in 1892. The property provides evidence of local development in the late nineteenth and early twentieth century, where miners and other settlers of limited means continued to build low cost dwellings using vernacular construction methods and locally available materials. Mud brick dwellings of this type were often referred to as 'German' houses in the Bendigo area, where they were common; the description may owe its origins to the German settlers of South Australia who used adobe construction from the 1830s. It is also possible that mud brick building techniques were introduced to the Victorian goldfields via the diggers from California. The mud brick buildings, including the c 1892 main cottage and later, smaller outbuilding to the rear, are also of aesthetic/architectural significance (Criterion E). The two buildings, with their simple building forms including the symmetrical main house, are substantially externally intact, save for the removal of the rear kitchen extension<sup>29</sup>. The buildings also still present as mud brick (adobe) structures. There is additionally some aesthetic value in the informal treed setting, including the adjacent remains of a brick hearth/fire place at the rear, presumed to be the former kitchen. Technologically (Criterion F), the mud brick buildings are substantially unaltered examples of vernacular mud brick buildings of the early twentieth century, providing evidence of the ongoing use of this construction technique decades after it was first used for buildings in the Bendigo goldfields region.

## Recommendations

The property is recommended for inclusion in the Schedule to the Greater Bendigo Heritage Overlay. The area of the Overlay is illustrated in the above map, although the focus of significance is on the two -roomed mud brick cottage, and the mud brick outbuilding to a lesser extent, their treed setting including the adjacent remains of a brick hearth/fire place and the setback to Caldwell Road, and the visual relationship between the two elements.

The mud brick should remain unpainted. Works are required to the roof and render to the outbuilding to protect it from the 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.

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> All 'Farm House' changed to 'Cottage', *Heritage Policy Citations Review*, 2011. November 2011.

<sup>2</sup> Changed from '1902'. Source: Brendan Bartlett, owner, from conversation with grandchild of original owner, Betty Dean, *Heritage Policy Citations Review*, 2011. November 2011.

<sup>3</sup> Changed map from *Heritage Policy Citations Review*, 2011. November 2011.

<sup>4</sup> Much of this section has been changed from the original *Heritage Policy Citations Review*, 2011, based on research and communication conducted by owner, Brendan Bartlett. See following footnotes for references. November 2011.

<sup>5</sup> Shire of Marong rate books, 1901, 1902, cited in 'Kelly farm house' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.

<sup>6</sup> Much of this paragraph was taken from personal communication between Brendan Bartlett, Betty Dean, and Stan Vains (grandchildren of Daniel Kelly) 12 December 2010, 27 March 2011.

<sup>7</sup> Title records for Volume 9867 folio 609 (freehold title) and Volume 1211 Folio 936 (previous Crown Land Lease-Miners Right).

<sup>8</sup> As per death certificate, research by Brendan Bartlett, owner.

<sup>9</sup> Personal communication with Wilson Ellwood, child of Cecil and Beatrice, per Brendan Bartlett, owner 13 September 2011.

Shire of Marong rate books, 1911, cited in 'Kelly farm house' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.

<sup>11</sup> Personal communication between Brendan Bartlett, Betty Dean, and Stan Vains

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- (grandchildren of Daniel Kelly) 12 December 2010, 27 March 2011.
- 12 Much of this paragraph was taken from personal communication between Brendan Bartlett, Betty Dean, and Stan Vains (grandchildren of Daniel Kelly) 12 December 2010, 27 March 2011.
- 'Kelly farm house' citation, Andrew Ward *et al*, City of Greater Bendigo Heritage Study (Marong) Study Area, Stage 2, 1998.
- 14 Personal communication between Brendan Bartlett, Betty Dean, and Stan Vains (grandchildren of Daniel Kelly) 12 December 2010, 27 March 2011.
- 15 Brendan Bartlett, owner. November 2011.
- 16 Changed from 'There are no windows', *Heritage Policy Citations Review, 2011*.  
Source: Brendan Bartlett, owner. November 2011.
- 17 Brendan Bartlett, owner. November 2011.
- 18 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.
- 19 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.9, viewed online at mileslewis.net, accessed 30 August 2010.
- 20 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.9, viewed online at mileslewis.net, accessed 30 August 2010.
- 21 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.10, viewed online at mileslewis.net, accessed 30 August 2010.
- 22 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.12, viewed online at mileslewis.net, accessed 30 August 2010.
- 23 Miles Lewis, 'Adobe or Clay Lump,' *Australian Building: A Cultural Investigation*, Sections 3.02.15, viewed online at mileslewis.net, accessed 30 August 2010.
- 24 Access to the Monmore site, on Bayliss Road, was not possible, however the dairy. However, a substantial structure mud brick dairy, with walls c.60cm thick, is believed to be extant.
- 25 Changed from 'farmers', *Heritage Policy Citations Review, 2011*. November 2011.
- 26 Included in citation given new information provided by Brendan Bartlett, November 2011.
- 27 Changed from 'verandah', *Heritage Policy Citations Review, 2011*. November 2011.
- 28 Changed from 'farmer', *Heritage Policy Citations Review, 2011*. November 2011.
- 29 Changed from 'verandah', *Heritage Policy Citations Review, 2011*. November 2011.