

# HISTORIC SITE RECORDING SYSTEM

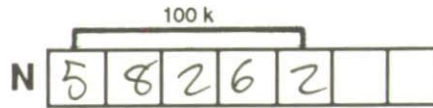
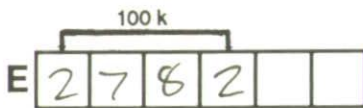
## SITE REGISTER SHEET

SITE NAME **LEAHY'S INN**

SITE NUMBER **H7722-0037**

DESCRIPTION OF SITE *Extensive surviving structures of brick with slate + corrugated iron roofs dating to early 1850's. (see Bacchus Marsh Heritage study) Filled well on north side of main building, extensive occupation debris within buildings and to north + east of structures.*

### SITE LOCATION (FULL A.M.G. COORDINATES)



MAP NAME:

SCALE:

### SITE TYPE

- BUILDING
- STRUCTURE
- MACHINERY
- VEGETATION
- OTHER

### A.H.C. TYPE

6-2-3-

### V.A.S. TYPE

### CADASTRAL LOCATION

COUNTY

*Bourke*

PARISH

*Merrimuc*

ALLOTMENT

*9*

BLOCK

*15*

### OWNERSHIP

- CROWN       PRIVATE

OWNER OCCUPIER

ADDRESS

POSTCODE

PHONE NO.

LOCAL GOVERNMENT AREA

### FURTHER DATA

- SITE SHEET
- FEATURE SHEET
- ARTEFACT /ELEMENT
- CONTINUATION
- SITE INSPECTION SHEET
- MANAGEMENT SHEET
- DOCUMENT SHEET
- PHOTOS
- DRAWINGS
- REFERENCE COLLECT.
- A.A.V. RECORD
- M.A.U. RECORD
- OTHER *REP 231.*

### HERITAGE STATUS

#### NATIONAL ESTATE

- NOMINATED
  - REGISTERED
- HISTORIC BUILDINGS ACT
- NOMINATED
  - REGISTERED *907 HBC*
  - REG. GOVT. BUILDING

ACCESS

PRESENT USE

*ABANDONED*

CONDITION

*FAIR*

INTEGRITY

*GOOD*

PRESENT THREATS

INFORMANTS

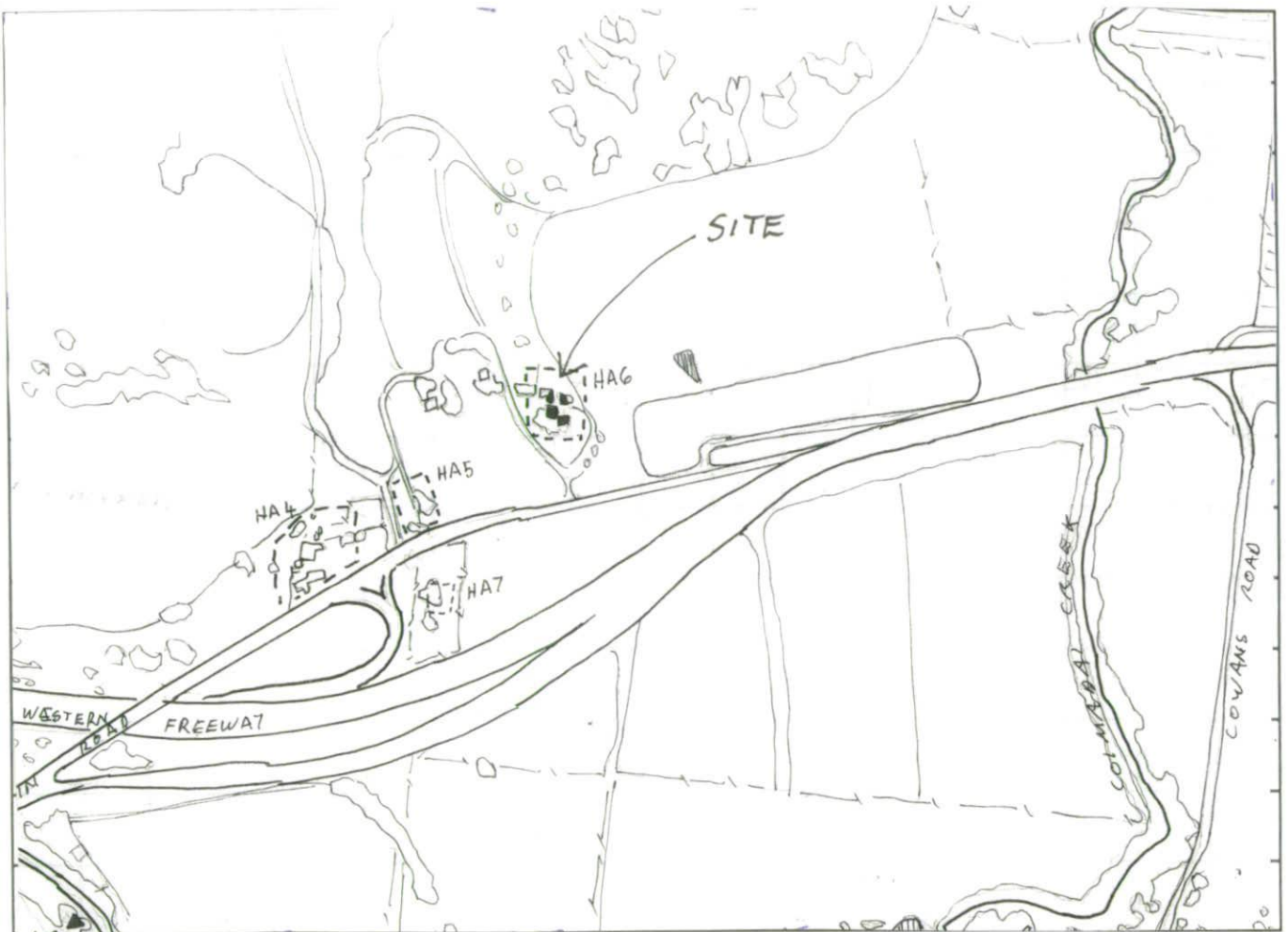
RECORDED BY

*GARY VINES*

DATE

# SITE LOCATION SKETCH

SCALE 1:



## DIRECTIONS FOR RELOCATION

track to enter north side of old Ballarat Rd. buildings on rise of land about 200 metres from Highway

## SITE SIGNIFICANCE *see HBC report*

High potential for archaeological deposits relating to early white occupation from late 1840's and goldrush use as a hotel.

Rare site type related to early Irish settlement.

## RELEVANT SPECIAL INTEREST GROUPS

## LAND USE POLICIES

HISTORIC BUILDINGS ACT 1981.

Recommendation to the Minister for Planning and Housing, the Honourable Andrew McCutcheon, MP in accordance with the Historic Buildings Act 1981, for the addition to the Register of Historic Buildings of:

NAME: LEAHY'S FORMER RESIDENCE

ADDRESS: MILLERS ROAD<sup>??</sup>, HOPETOUN  
BACCHUS MARSH

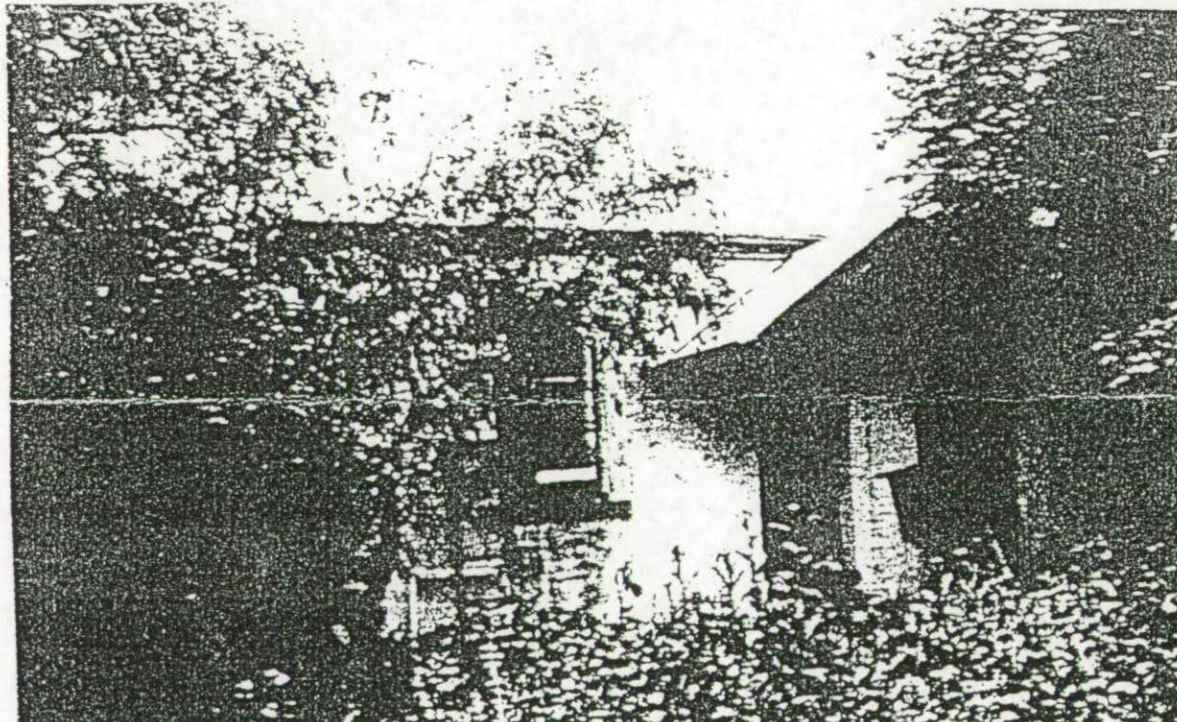
EXTENT: To the extent of:

1. All the buildings known as Leahy's Former Residence, Millers Road, Hopetoun being the house and stables marked B-1 and B-2 on Plan 605084K(A), endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.
2. All the land marked L-1 on Plan 605084K(A) being the land comprised in lot 2A, part of Crown Portion 9 of Section 15 in the Parish of Merrimu, endorsed by the Chairperson, Historic Buildings Council and held by the Director, Historic Buildings Council.

OWNERS: Tusko Nominees Pty Ltd (In Liquidation)  
Mr Ronald D Silverstein (Mortgagee in Possession)

PHOTOGRAPH

EXTENT OF DESIGNATION  
See Attachment



CHAIRPERSON'S SIGNATURE

*Pa. Hansen*

DATE:

*8-1-92*

354

Leahy's Former Residence  
Millers Road  
Hopetoun  
Bacchus Marsh

### STATEMENT OF SIGNIFICANCE

Leahy's former residence, constructed initially as a residence and then converted to a hotel to take advantage of the passing trade to the goldfields, is able to provide valuable information, and thus is of particular significance as a rare example of an extant Gold Rush hotel.

Leahy's former residence is also important because of the likelihood that it is a surviving example of an 1840s building, rare within the State of Victoria.

Leahy's former residence is valuable too because it is able to provide a continuum analogous with that of the State, in relation to not only the changing usage of the building, but also its relationship to such as the Irish enclave which existed in the area and the industries such as that of flour and saw milling, and cheese manufacturing, which were located within its vicinity.

LEGEND

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1. Brick hip-roofed building with external chimney indicating early date of construction. Internally has been lined with fibrous sheeting in the c. 1920's unfortunately blocking views to roof structure. Roof pitches from below eaves level of 3. Walls are rendered

2. Brick hip-roofed structure with sapling rafters and ceiling joists (not tied together to triangulate at top of wall) The room is divided by a timber partition and the only chimney apparent is a twentieth century one over what was probably a copper-type boiler. There are some non-opening doors thru to 1. and some slits in the wall at eye level which allow viewing into 3. The roof is corrugated iron over shingles. Walls are rendered

3. Brick hip-roofed structure with external chimney and french doors typical of early 1850's buildings. The building has some architectural pretensions having quoins at its three exposed corners including the point at which it abuts 4. Internally the mantel dates from about the 1930's and is in tapestry brick. The interior has been lined with a stud wall with boarding over it and the double hung sash windows at the front have been modified. There is evidence of render and paint behind the stud walls. Appears to post-date 1. and 2. Rafters are of sawn timber with shingles above. Walls are rendered

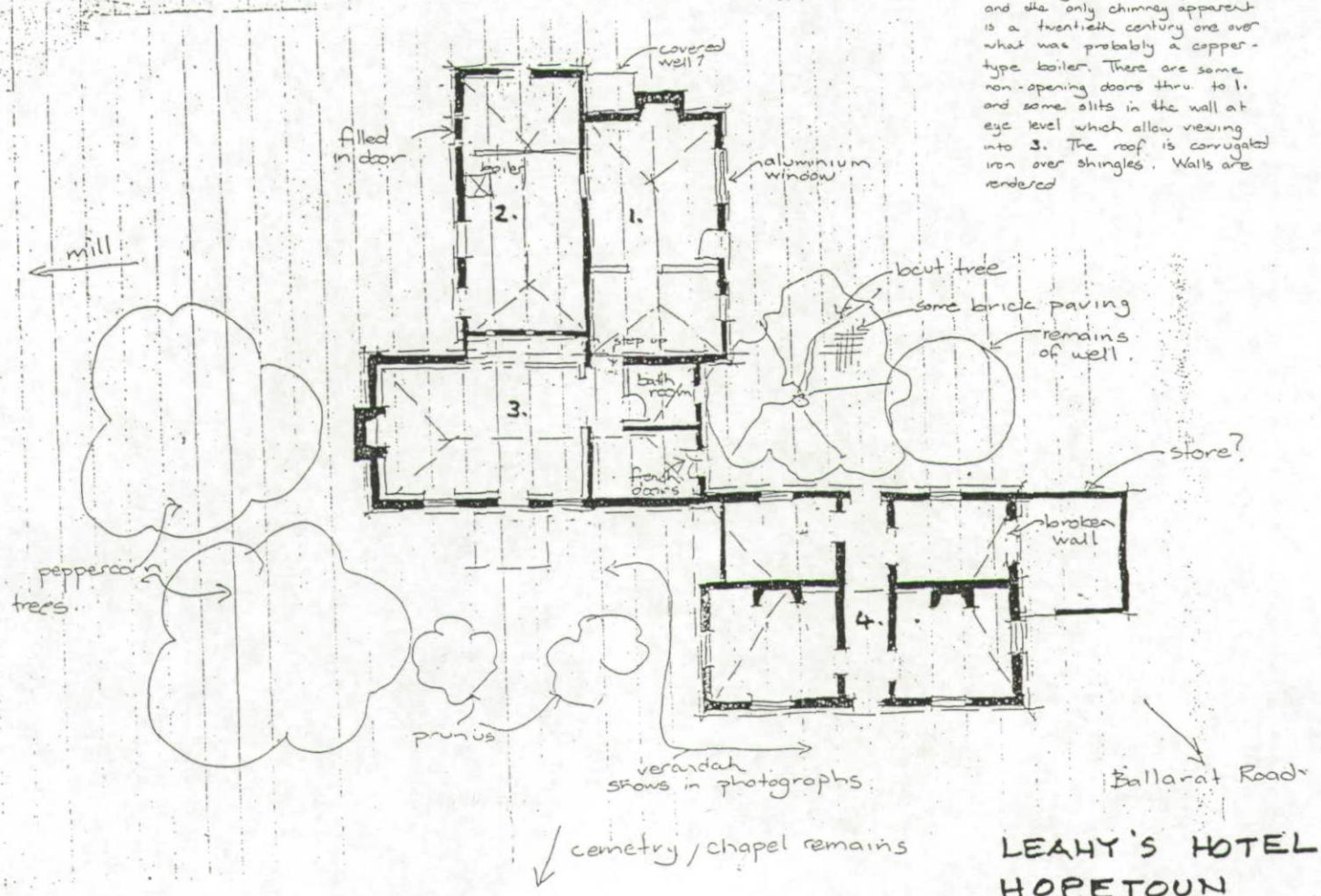
4. Brick hip-roofed symmetrical Georgian-style cottage of 4-rooms about a central passage. The building displays quality workmanship in the detailing and execution of the corner quoins and the construction of the shingle roof on battens at about 6 inch centres on sawn rafters. Window mullions are elegantly turned. The roof is pitched above 3. indicating this is the last phase of the dwelling complex. Internally features remnants of wall-papers from c. 1900's.

5. Stables are notionally indicated

COMMENT

Given the shingle roofs used thru-out it is quite possible that the complex was in its present form by the mid-1850's when corrugated iron was becoming available

The simple Georgian-style of 3. and 4. are in keeping with other pre Gold-rush and 1850's buildings which survive in Bacchus Marsh and are an important element in illustrating its early date as a settled area.

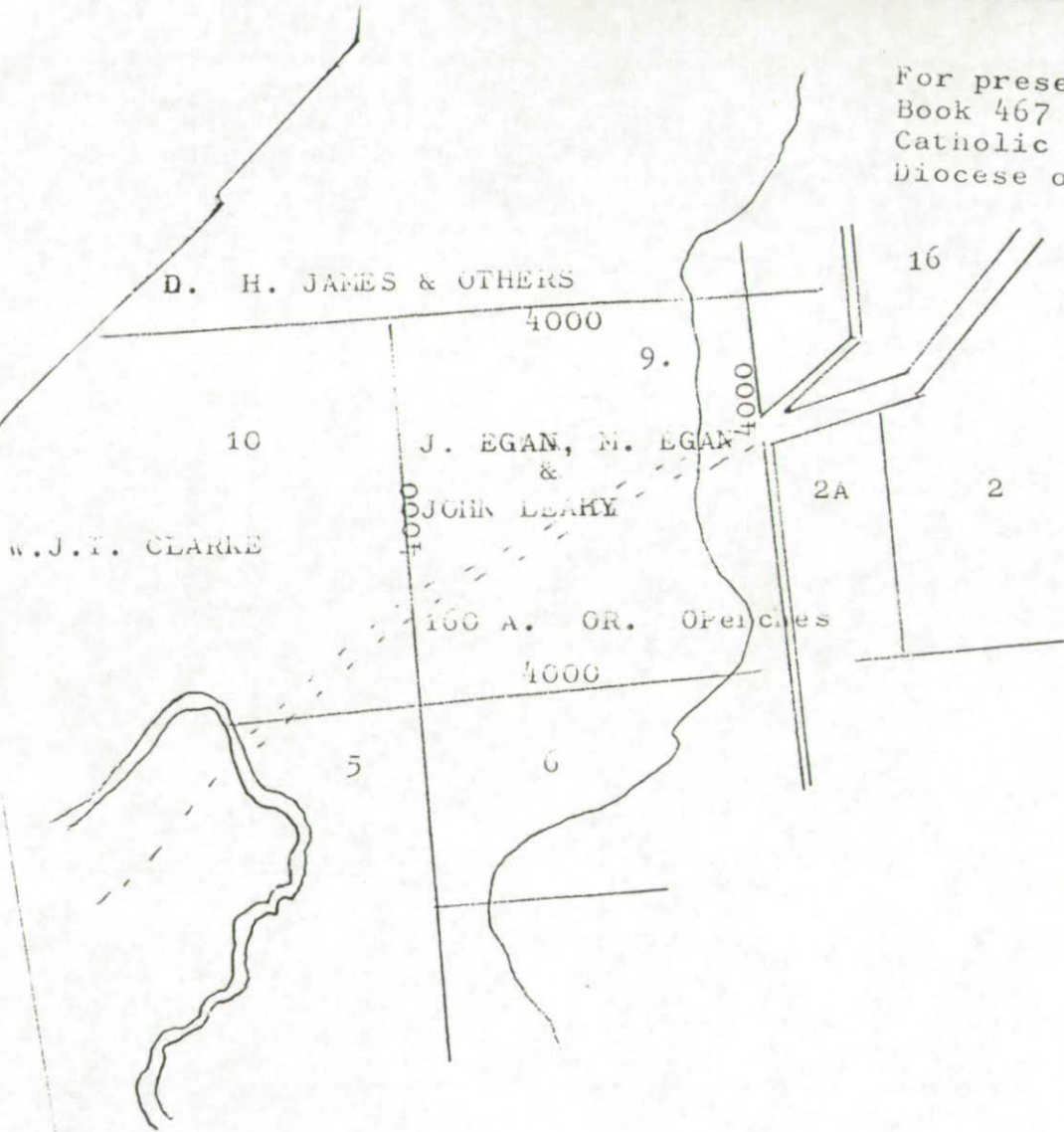


LEAHY'S HOTEL  
HOPETOUN

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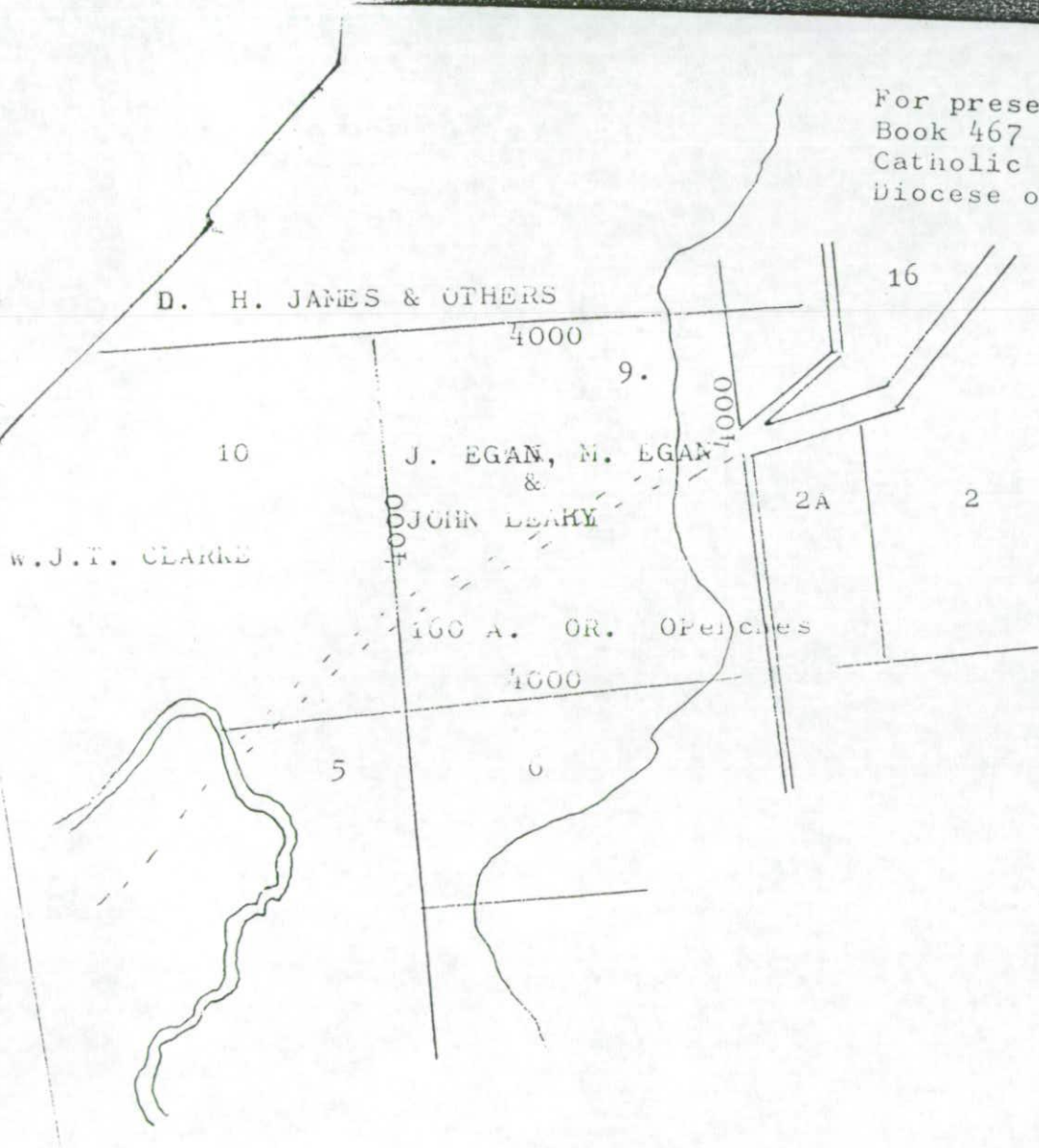
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For present owner of land see  
 Book 467 Mem. 58 to Roman  
 Catholic Trust Corp. for the  
 Diocese of Melbourne



PART  
PARISH OF MERRINU  
 20 chns. = 1"

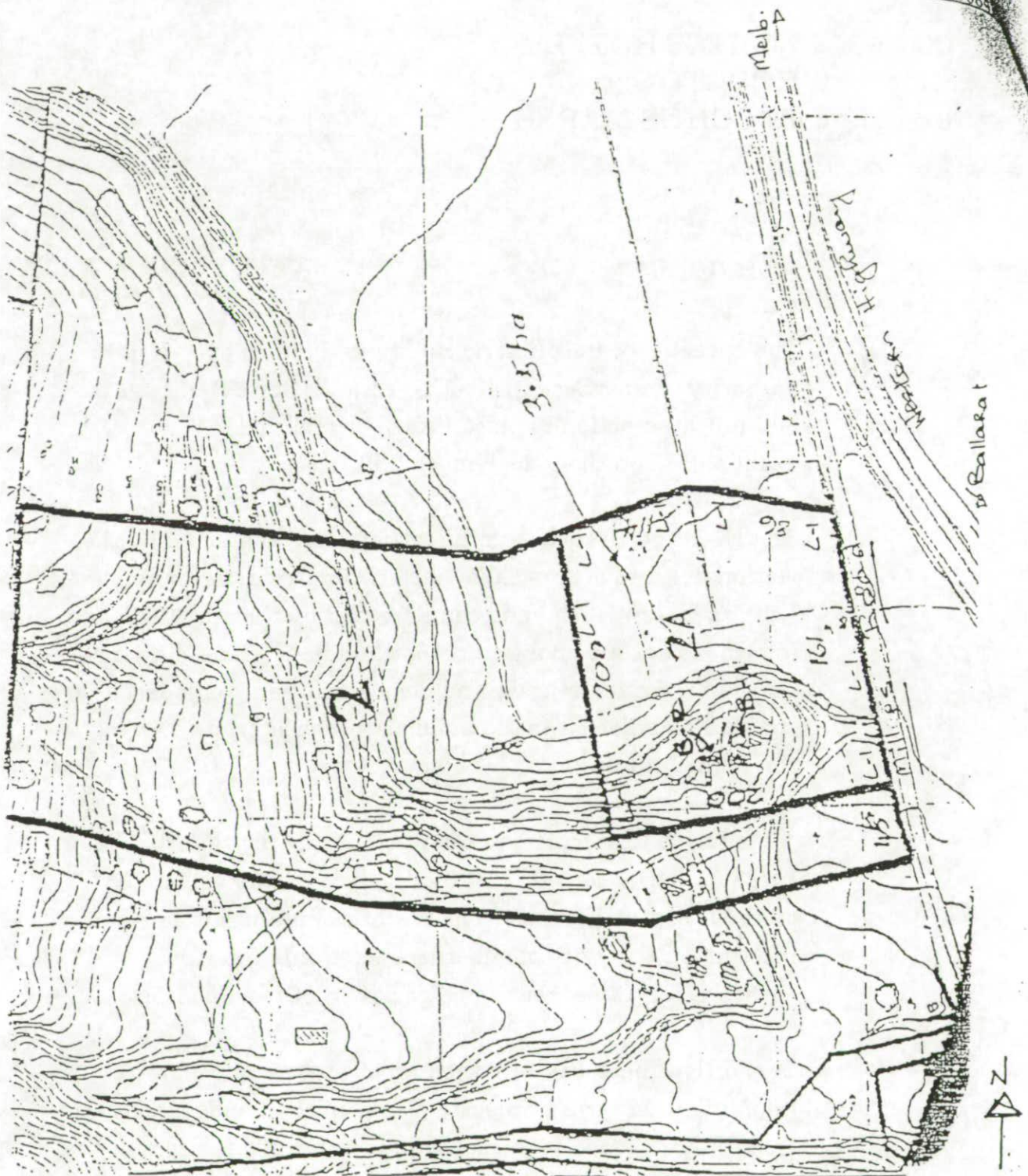
DEPARTMENT OF  
 LANDS  
 100  
 DEPARTMENT



354

For present owner of land see  
 Book 467 Mem. 38 to Roman  
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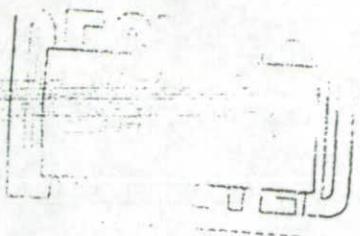
PART  
PARISH OF MERRING  
 20 chns. = 1"



Plan 605084 K. (A)

Maria K. Baker  
6 November 1991





*undated.  
free report  
for HT file*

**ITEM/DATE  
FILE**

CC 246      **LEAHY'S HOTEL**  
6/11/91      **HOPETOUN**  
605084 K      **BACCHUS MARSH**

**SUBJECT**

The Director of the Historic Buildings Council exercised his authority, under Section 18 (1B) of the Historic Buildings Act, and initiated action to place Leahy's Hotel under examination on the 5 September 1991.

The Heritage Branch Administration were contacted by the National Trust of Australia (Victoria), in reference to Leahy's Hotel which had been Recorded by them in 1972, and informed that a demolition permit had been granted by the Shire of Bacchus Marsh, and demolition had commenced on the stables adjacent to the building, preparatory to starting on the main building.

An Interim Preservation Order was issued by the Chairman, pursuant of Section 40 (2) of the Historic Buildings Act 1981, on the 5 September 1991. The Historic Buildings Council, at a meeting on the 12 September, extended this Interim Preservation Order for a further period of four months.

Tusko Nominees Pty Ltd, the former owners, are now in liquidation and their property placed in the hands of Price Waterhouse. Price Waterhouse have informed Officers of the Heritage Branch that Mr Ron D Silverstien is the Mortgagee-in-Possession of that area of land upon which Leahy's Hotel is located.

## Historical Abstract

The Colony of Victoria, founded on the eve of a period of unprecedented economic growth, an enormous influx in population and advances in transportation and technology, soon saw those buildings originally constructed for the needs of the colony's pioneers quickly replaced to accommodate the rapidly changing requirements of a burgeoning population.

Few buildings, then, remain extant from the Colony's Gold Rush era, even fewer from that era which preceded this phase of the State's development - its embryosis as the Port Phillip District of the Colony of New South Wales.

Very few buildings have been identified and included on the Historic Buildings Register from the early 1850s, pre-Gold Rush, phase of the Victoria's growth. The vast proportion of those buildings, which have been identified, are mansions such as Toorak House (constructed 1845 - 1851); churches such as Scotts Church in Collins Street Melbourne (erected 1841 - 1842); or large country properties such as Meningoort at Camperdown (built 1842 - 1851). Only *fourteen* buildings from the 1840s have been identified for inclusion on the Register of Historic Buildings in the State.

Therefore, those buildings which *can* be identified as having been constructed in the embryonic days of Victoria's existence are particularly valuable, not only because of their rarity, but also because of the valuable information they are able to supply about methods of construction, building materials, as also the values and life styles of the State's early pioneers.

Whilst it may be difficult to conclude, with any absolute certainty, which of the structures, which now remain on the site of the former Leahy's Hotel, existed in some form before the discovery of gold, enough information exists to *suggest* that portions of the building which remain were constructed

Mr Silverstein has written stating that he supports the inclusion of the building on Historic Buildings Register (see attached), however he has also requested that the extent of designation be limited to that area which is indicated on the attached plans, the greater land upon which Leahy's Hotel is located at present being subdivided. Accordingly, a Hearing has been scheduled to allow Mr Silverstein to express his views as to the extent of designation of the building, should it be recommended for inclusion on the Historic Buildings Register.

before the discovery of gold at Clunes in Victoria in June 1851, and indeed before Victoria achieved its separation from New South Wales in 1851.

Therefore, the former site of the Leahy's Hotel at Bacchus Marsh potentially has the ability of offer valuable and important information about the States development on a social, historical, scientific and architectural level.

Histo

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## Historical Analysis<sup>1</sup>

It is arguable that the former Leahy's Hotel was constructed between 1847 and 1850. John Leahy, and his brother's-in-law John and Michael Egan, were recipients of a Crown Grant of 160 acres, Portion 9 of Section 15, in January 1847.<sup>2</sup>

John Leahy, immigrated from County Tipperary in Ireland in the 1830s. Possibly he was one of the many labourers who received assisted passage to the Colony. If this is so, he was one of the more fortunate, because most were faced with extreme hardship and suffering as a result of the depression which resulted from the increase in available labour, coupled with a decrease in the value of land.<sup>3</sup> John Leahy married Margaret Egan, Michael and John's sister, in Melbourne in the late 1830s at the age of 35 years.<sup>4</sup>

It is probable that no structures existed on the Crown Land Grant, Portion 9 of Section 15 in the Parish of Merrimu, prior to ownership by John Leahy and the Egans. Urquart's survey of 1847 indicates existent structures, for instance those owned by Bacchus, as also the 'blacksmiths shop' and the Wool Pack Inn. No indication is given of any structures on the land granted to Leahy and the Egans. It is highly likely that Urquart undertook his survey in 1846, publishing in 1847, before the land was granted to Leahy and the Egans.<sup>5</sup> The Urquart Survey is valuable, nevertheless, in being able to indicate some parameters for assessing the earliest possible date building could have commenced on Leahy and Egans land.

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1 Time constraints in undertaking this report have demanded an emphasis being, of necessity, placed on the early phases of the building's history. This is not to deny the possible significance of any developments which may have occurred in the latter part of the nineteenth century, as also in the twentieth century.

2 Registrar General's Office. For at least two years the land was jointly occupied until, in 1848, John Egan took up land at 'Corinella' where he resided until his death in 1896.

3 A decrease in the value of land occurred largely because of the intervention of the Home Office in implementing the 'Special Survey' scheme, whereby land could be purchased at £1 per acre instead of the going minimal rate of £2 per acre.

4 Bacchus Marsh Historical Society

5 W S Urquart Survey, 1847, Central Plan Office, OR K1 and OR K7.

It is possible that building commenced on the site shortly after land was granted to the trio. This supposition can be substantiated by the fact that John Leahy is listed as a resident of Bacchus Marsh in the Almanac of 1847, and was described as occupier, and resident, of 'Springfield' at Bacchus Marsh. Further credence is added to this premise by the fact that Leahy, along with Michael and John Egan, were signatories to a petition organized by Henry Bacchus "amongst other occupiers of purchased land in the Marsh", to Superintendent La Trobe on 7 August 1847 complaining about the bad condition of that section of the Portland Road which ran through the area.<sup>6</sup>

The area within which the Leahy's and Egan's owned land developed into an Irish enclave. Many of the families who congregated in the vicinity, which was to become known as 'Tipperary Flats', later Hopetoun, were of Irish birth.

That John Leahy was resident in the area prior to the discovery of gold, and possibly occupied portions of the extant house, is also substantiated by the fact that he donated one acre of his land, that is part of Portion 9, Section 15, to the Catholic the Church in 18? in order to provide an area for a Catholic cemetery, as also for a Catholic Church-School.

Bishop Goold visited Bacchus Marsh in October 1850 to lay the foundation stone of this Church-School, and is believed to have stayed at John Leahy's 'Springfield', as also to have said the first Mass in the district in Leahy's stable.<sup>7</sup> Goold's diary for the period reported that:

*On Tuesday 15 I visited Bacchus Marsh. The next day I laid the foundation stone of a chapel, which I dedicated to St Laurence O'Toole.* <sup>8</sup>

The brick chapel, which accommodated 150 people, subsequently opened at the beginning of 1851.<sup>9</sup> School was commenced in the building in

<sup>6</sup> B Osborne, *The Bacchus Story: A History of Captain W H Bacchus, of Bacchus Marsh, and His Son*, Bacchus Marsh 1973, P 54.

<sup>7</sup> M Love *A History of St Bernard's Church, Bacchus Marsh*, Pamphlet (nd., c. 1974), P 1.

<sup>8</sup> *The Diaries of Bishop Goold*, MS. n.p., Catholic Historical Commission, Brunswick Street, Melbourne.

<sup>9</sup> W Stewart, *The Early History of Bacchus Marsh Schools*, Bacchus Marsh,

February 1851<sup>10</sup> and the first teacher was Michael Callanan from Tipperary, who resided at 'Springfield' until he "resigned his situation and joined the Police Force to serve on the goldfields".<sup>11</sup>

By 1854 'Springfields' was known as the "Farmer's Arms Hotel", adapting to demand by servicing those hopefuls *en route* to gold fields like Ballarat. The 'Farmer's Arms', along with two other hotels in the immediate vicinity, serviced those travelling through Bacchus Marsh to the diggings.

John Leahy may well have converted his home 'Springfield' into a hotel, to cater to passing traffic, as early as 1853 for Simon Morrison, in his reminiscences of life in Bacchus Marsh later remembered that the:

*Traffic through Bacchus Marsh to the diggings was enormous. He counted 100 vehicles passing in a day. ... and the roads in winter were so bad at the foot of the valley at Leahy's hotel that it used to be said that dray's had actually sunk out of sight..*<sup>12</sup>

The name 'Farmer's Arms' replaced that of 'Springfields', although it seems to have been colloquially referred to as 'Leahy's Hotel' Leahy described himself as a 'Publican' when he registered the birth of their daughter Alice on the 29 May 1854. Later, when John and Margaret Leahy's sixth child, John, was baptised at Gisborne on the 25 March 1855, John Leahy described himself as a "Licensed Victualler" from County Tipperary.<sup>13</sup>

In 1855 John Leahy extended his license for a six month period, according to the Bacchus Marsh Court House records for January to May. At the same time he was also granted a renewal of a 'slaughtering license', indicating the versatility of his skills and occupations. At this time Leahy

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1983, P 20. The church's footings are still evident today  
10 Osborne, Ibid., P 65. In April 1851 Michael Egan and John Leahy purchased John Egan's share of the Crown Grant for £300. RGO Book M, Memorial 327; *The Geneologist*, September 1977, P 73.  
11 Stewart, Ibid., P 21.  
12 *Express*, 9 September 1899.  
13 Conversation with Gwyn Moore, Bacchus Marsh 16 October 1991.

Marsh in  
1863.

stated his occupation as being a "licensed victualler and [that he] kept the 'Farmer's Hotel' ".<sup>14</sup>

So versatile was John Leahy that he had established a saw mill on his land by the first part of the 1850s. This is evidenced by the Registrar General's title references to the transfer of a parcel of land on 2 July 1855 for the sum of £5,210.<sup>15</sup>

It would appear that John Leahy also established a flour mill on his land, for in 1856 a lease is issued to William Aitkin for land which comprised a "steam flour and saw mills". The sum of £100 paid was paid at six monthly intervals.<sup>16</sup> ( see c.1877 photo of Leahy's and the flour mill appended) Perhaps again, as with his hotel, Leahy established this mill, along with his saw mill and gaining his slaughtering license, in order to service the need and requirements of those travelling along the "Portland Bay Road". The flour mill, which is said to have been established in about 1853, was known as the 'Union Flour Mill'. Apparently Richard Aitkin did well by leasing the mill from Leahy because it was on a direct route to the Ballarat diggings, and thus virtually had a captive market.

How long the Aitkins were associated with this mill is uncertain, they were advertising oats, bran and crushed barley for horses in 1856 under the name of R and W Aitken. Messres W and H G Grant took over the mill in 1868 and refitted it completely. <sup>17</sup>

By 1865 Leahy was no longer operating his hotel, for *Baillieres Victorian Gazetteer and Road Guide* of 1865 lists only four hotels in Bacchus Marsh, the Border Inn, Murray's Family, the Courthouse and Quarry Hotels. The Bush Inn, or Woolpack, Hotel was also operating, it having opened in 1845.<sup>18</sup> Indeed the earliest extant Rate Books for Bacchus

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14 Ibid.

15 RGO Book 31, No. 568.

16 RGO Book 35, No., 25.

17 Jones, L and P, *The Flour Mills of Victoria, 1840-1990: An Historical Record*, Melbourne 1990, P 105 - 6. H G Grant died in 1869, and W Grant apparently confined his business to his Border Mills after closing the Union Mills in about 1870. It is possible that flour production ceased even earlier than this, its main trade being is stockfeed. The building later became a cheese factory, before being demolished.

18 *Baillieres Victorian Gazetteer and Road Guide* , Melbourne 1865.



Marsh indicate that the property was not being used as a hotel as early as 1863, John Leahy at this time being listed as the owner/occupier.<sup>19</sup>

John Leahy occupied the house at Hopetoun until 1867, shortly before he died in 1871. In 1867 the house and land was taken over by William and Henry Grant who remained the owner occupiers of that and the mill until it was purchased in the 1880s by the "Money" Miller family.<sup>20</sup>

John Leahy died at Bullengarook, near Bacchus Marsh, on 2 August.<sup>21</sup> He, from all accounts, died a poor man, not leaving even a "tithe of [the] wealth" he once possessed.<sup>22</sup>

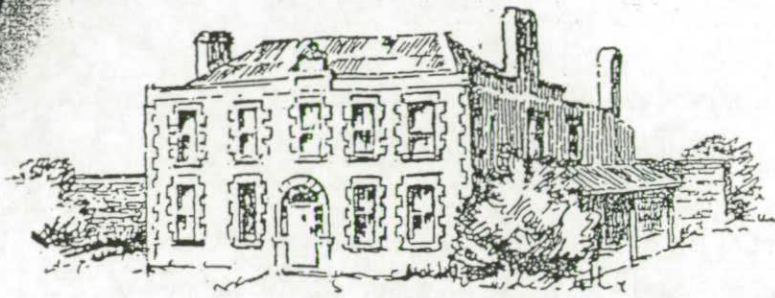
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19 Bacchus Marsh Rate Books, 1863  
20 National Trust of Victoria citation.  
21 *Express* 13 August 1870  
22 *Bacchus Marsh and its Pioneers*, Ibid., P123

C505957 HBC

605084K

M. Sheehan



MANOR HOUSE. BUILT BY CAPTAIN W. H. BACCHUS. 1846-7

Bacchus Marsh and District

Historical Society

c/o Mrs Jean Comes,  
Main Street  
Bacchus Marsh, 3340

26. 10. 1991

The Director  
Historic Buildings Council  
Ministry for Planning and Environment  
P.O. Box 22401  
MELBOURNE, 3001



Dear Mr. Tonkin,

re Former Leahy's Hotel, Parish of Merrimu  
Bacchus Marsh Shire

At the meeting of the Bacchus Marsh & District  
Historical Society Inc. held on Friday night, members felt that  
I should advise you that we support the submission being put  
forward by Mary Sheehan at the hearing which has been listed for  
6th November, 1991.

Yours faithfully,

*Jean Comes*  
Jean Comes (Hon. Sec.)

*Ellen*

## Architectural Analysis

The former Leahy Hotel is situated on the hill-side overlooking the Ballarat freeway.

The complex of simple hipped roof brick structures appears to have been erected in stages and to have been completed by 1877 when the photo of 'Hopetoun' was taken. The gabled stables at the rear of the complex appears to date from the same stage.

The annotated site plan summarises a description of each part of the complex and suggests a way the complex evolved with the two western parts of the complex preceding the 1850s Georgian sections facing eastwards towards the Ballarat route.

A check of Melbourne University's Architect Index revealed a number of 1860s references for Bacchus Marsh, but none relating to Leahy.

R.D. SILVERSTEIN & ASSOCIATES

R.D. SILVERSTEIN, LL.B., B.A., B.Comm., A.A.S.A.

All correspondence to:

P.O. BOX 722,  
KEW, VIC. 3101  
36 YARRAVALLE ROAD,  
KEW, VIC, 3101

Phone: 03 862 1392  
03 853 6248  
Fax: 03 862 3563  
Int'l Fax 613 862 3563

Mobile:

When Replying, Please Reply to:

R.D. SILVERSTEIN

YOUR REFERENCE

October 16th, 1991

Historic Buildings Council,  
Olderfleet Buildings,  
477 Collins Street,  
Melbourne, Vic. 3000

Fax: 628 5426

Dear Sir,

re: **Former Leahy's Hotel**

Please find enclosed herein a map of the proposed subdivision indicating Lot 2A on which Leahy's Hotel is located.

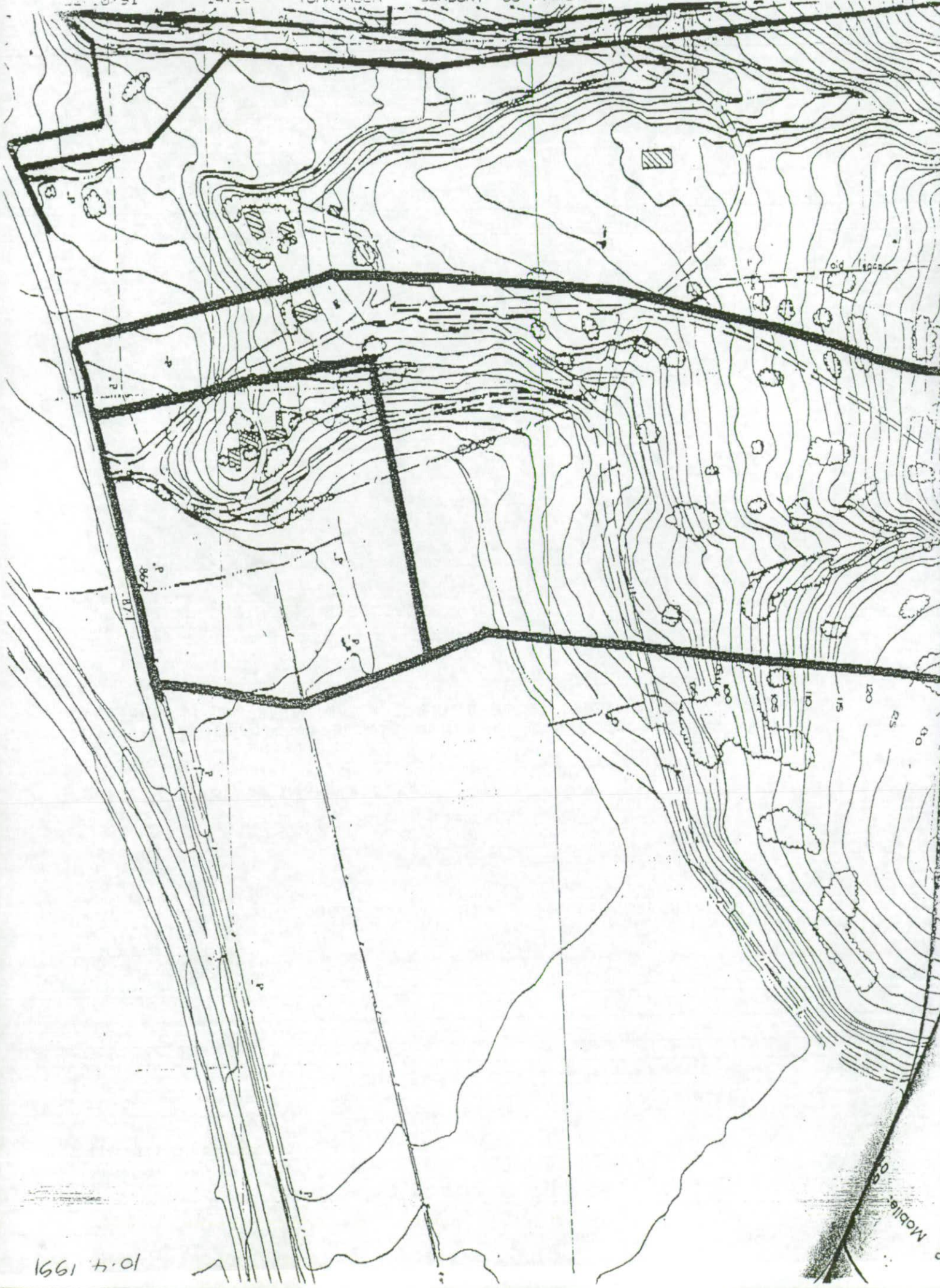
Yours faithfully,  
R.D. SILVERSTEIN AND ASSOCIATES



LUMKINSUN

SUNBURY 03 7444874

P. 02



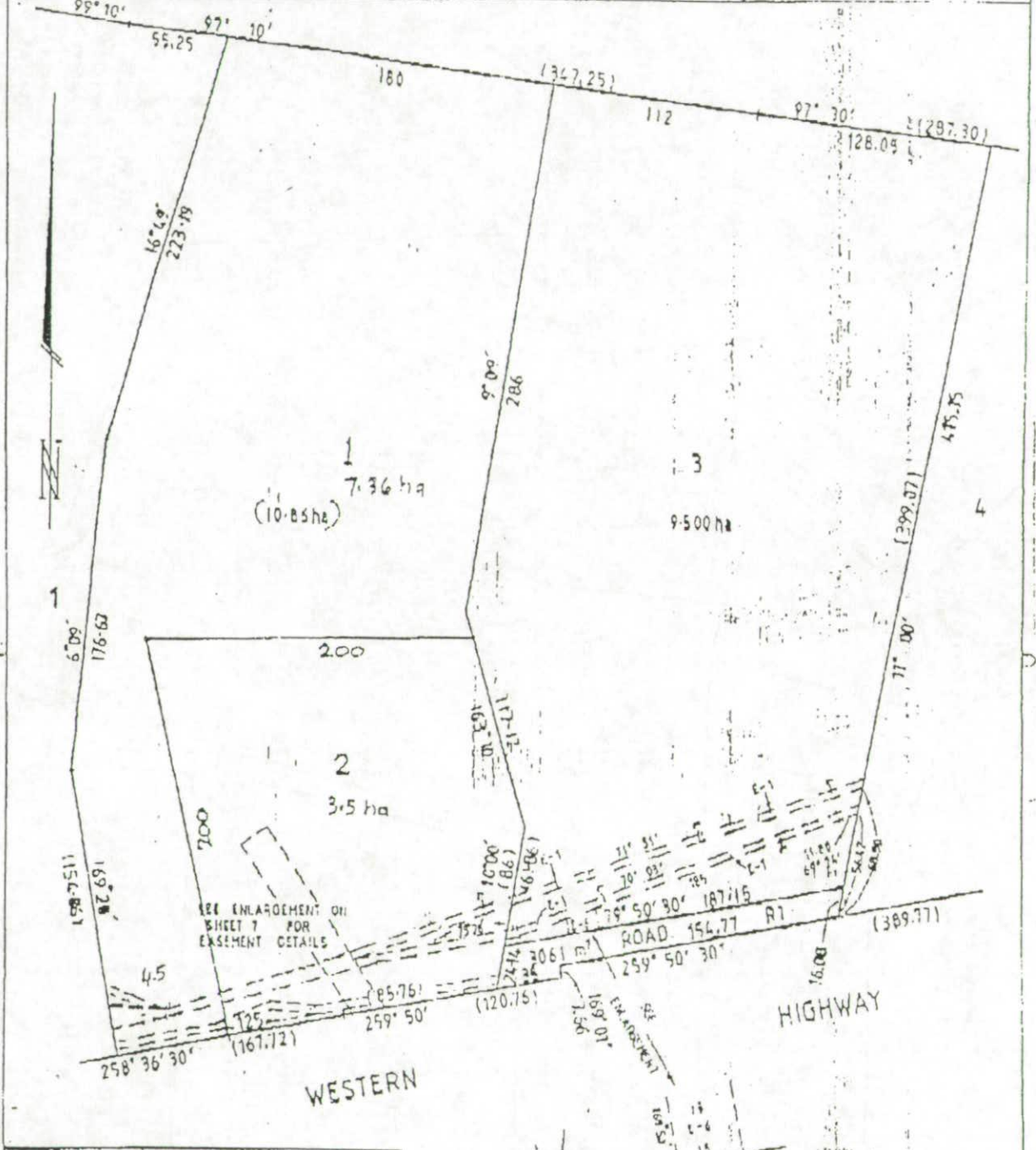
10. 4. 1991

Mobile

10.10.91

16/10/91 15:39 TOMKINSON SURVEY 22 7444874 P.32

<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 309437N</b>
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**TOMKINSON**  
 SURVEYORS, ENGINEERS AND PLANNING CONSULTANTS  
 LEVEL 1, 804 O'SHANASSY STREET,  
 SUNBURT, 3629  
 PH (03) 744 4000

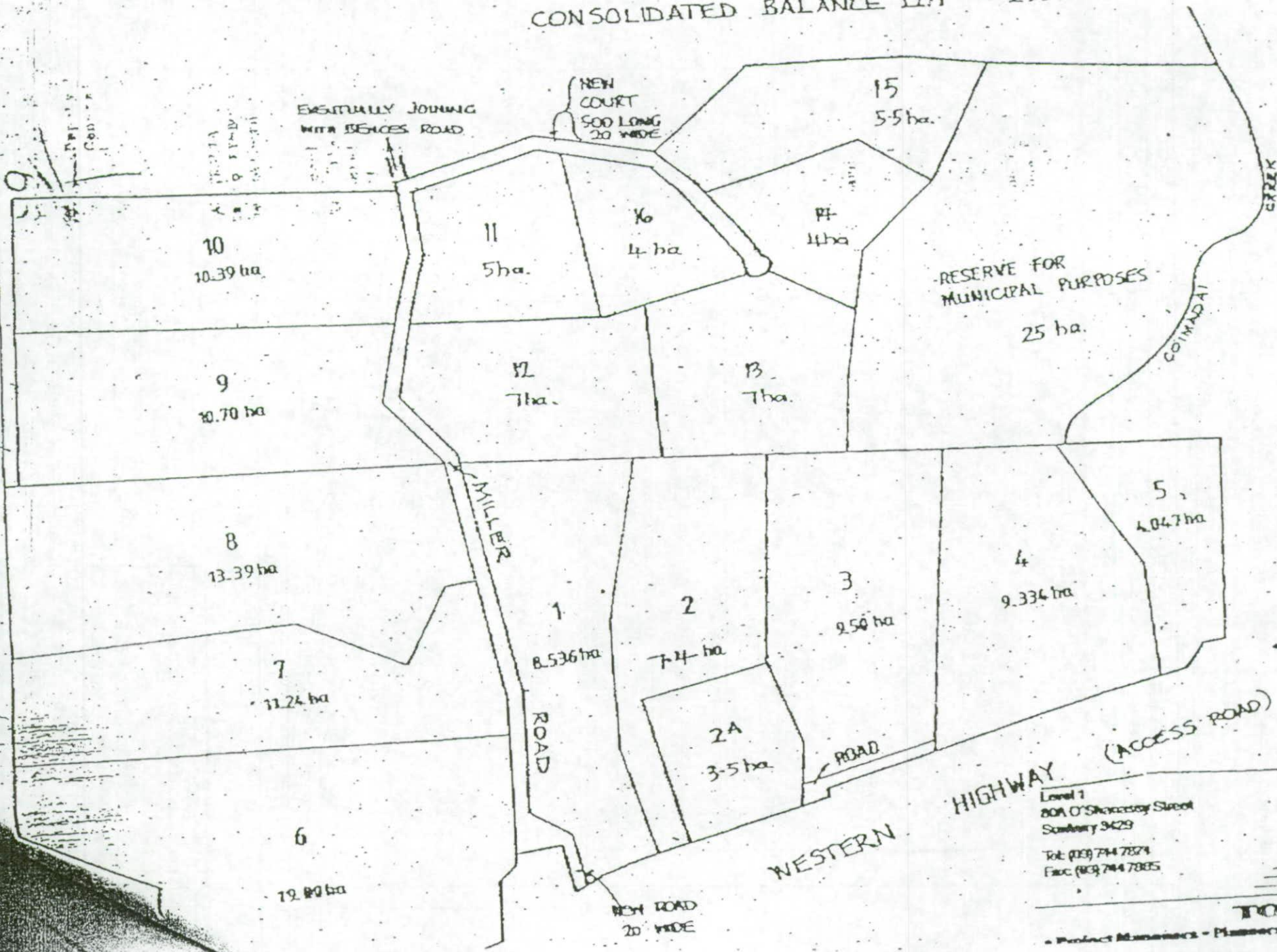
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LICENSING SURVEYOR (GENERAL) **PAUL THOMAS TOMKINSON**  
 SIGNATURE \_\_\_\_\_ DATE 20 / 10 / 91  
 RZI 5248/1 VERKINSON 02

Sheet 5 of 6 sheets  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE  
 Original sheet size A3

CONSOLIDATED BALANCE LOT ~ 235 ha.

GOVERNMENT ROAD (UNMADE AND UNUSED)



EXISTENTIALLY JOINING WITH BENCES ROAD

NEW COURT 500 LONG 20 WIDE

RESERVE FOR MUNICIPAL PURPOSES 25 ha.

MILLER ROAD

ROAD

WESTERN HIGHWAY (ACCESS ROAD)

NEW ROAD 20 WIDE

524-B

10.10.91

Level 1  
 20A O'Shannon Street  
 Sydney 2029  
 Tel: (02) 744 7824  
 Fax: (02) 744 7885



**TOMKINSON**

• Project Managers • Planners • Surveyors • Engineers

SILVERSTEIN & ASSOCIATES

SILVERSTEIN, LL.B., B.A., B.Comm., A.A.S.A.

All correspondence to:

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03 853 6248 018 340 231  
Fax: 03 862 3563  
Int'l Fax 613 862 3563

When Reply: Please Reply to:

R.D. SILVERSTEIN

OUR REFERENCE

October 2nd, 1991

Historic Buildings Council,  
Olderfleet Buildings,  
477 Collins Street,  
Melbourne, Vic. 3000

Fax: 628 5426

Dear Sir,

re: Former Leahy's Hotel

We have decided not to oppose the inclusion of Leahy's Hotel onto the Register, provided that we can obtain your support to have the property placed on a separate title in accordance with the enclosed map.

The matter of the re-sudivision is set out in accordance with the letter from Mr. Tomkinson. It has considerable advantage to the residents of Bacchus Marsh as it would ensure that by permitting the erection of another house near the cottage, better security could be provided for the maintenance of the cottage once it is restored.

We would appreciate you writing to the Planning Section of the Council supporting this application. The agenda for the next Council meeting closes tomorrow and all that we require from the Historic Building Society is a letter stating that you support our application for a planning permit, namely for a two lot plan of subdivision on Lot 2, separating the historical property from the remainder of the land as indicated on the enclosed map.

We would be prepared to expend monies on the restoration of the property subject to you providing an equal sum, to restore the Hotel. We did not realise until yesterday the historical significance of the Hotel and the necessity of having it properly preserved.

The matter is now of some urgency because our manager is proposing to leave the area. Once again we should point out to you that your Notice is incorrect, however we will make no point of this issue. It should have been addressed to Tusko Nominees Pty Limited as the owner. We are the occupiers.

If you need any further assistance, please do not hesitate to contact us. You may be aware that Council issued a demolition



1847



# PARISH

# MEXICAN

COMTAD



270 ac.

No. XIV

No. XV

242 ac.

No. XII

612 ac.

252 ac.

224 ac.

No. XI

189 ac.

W. H. Bacchus

line

alluvial RIVER

P. Inglis

169 ac.

Bacchus

No. XII

No. VII

No. VIII

No. IX

No. X

No. I

No. II

No. III

No. IV

No. V

No. VI

No. IX

J. Egan

M. Egan

and

F. Leaby

160 ac.

165 ac.

165 ac.

J. L. L. say

165 ac.

Pack Inn

165 ac.

J. L. L. say

162 ac.

162 ac.

No. V

G. B. Smith

No. VI

S. Lawrence W.

164 ac.

MERS

A. M. Crae

103 ac.

89 ac.

88 ac.

101 ac.

158 ac.

ER

HISTORY AND COMMENTS

ORIGINAL DATE	Mid 1840s.
DATES OF EXTENSIONS	Rooms added at various times.
ARCHITECT	--
BUILDER	--
FIRST OWNER	John Leahy.
PRESENT OWNER	Broadlands Estate.

Family records show the original section was built as a private house and called "Springfield". Became "The Farmers Arms Hotel" about 1854.

Interior of the earliest section shows a shingle roof, sapling rafters and hand-made bricks. The rear section on left of photograph appears to be the earliest section.

John Leahy occupied the building until the late 1860s. Sold to William Grant who in turn sold to the "Money" Miller family in 1880 and it is still in the possession of the family.

~~ITEMS OF PARTICULAR INTEREST~~ The first Mass in Bacchus Marsh was celebrated by Bishop Goold in Leahy's barn.

FIRST INFORMANT

Mrs. I. V. Donnellan.

DATE

FILE

BIBLIOGRAPHY AND REFERENCES

31 Webb Street,  
Coburg.

17th January, 1967.

*22/1*

Secretary,  
National Trust of Aust. (Vic),  
Camo Avenue,  
South Yarra.

Dear Sir,

Recently I have been looking through old cuttings in my possession for information in connection with a history to be written of the early days in Bacchus Marsh.

My Great Grandfather John Leahy, and his wife who was Margaret Egan, a sister of John Egan founder of Eganstown, arrived in Australia in 1842 and shortly afterwards he, his wife and John and Michael Egan settled in the area known as Popetuan - about three or four miles on the Melbourne side of Bacchus Marsh.

He gave the land for the old cemetery, adjacent to the western highway, and built thereon the first church-school building, the foundation stone of which was laid by Bishop Gould in 1850. Apparently this building fell into disrepair when the population moved from the "Lower end" as it was called into the township of Bacchus Marsh. I obtained from the Titles office a copy of a conveyance of the land and the building thereon from M. Egan and John Leahy to the Catholic Church Trust in 1855.

In the late 1840's John Leahy built a home on the hill opposite the cemetery and this building is still standing and appears to be occupied. John Leahy's youngest daughter lived in Bacchus Marsh with my mother for many years until she died in 1930. She visited the old cemetery quite frequently and spoke often of the chapel and her old home and also of the old mill in which her father had been interested. This was demolished some years ago.

I am enclosing a snapshot of the old home taken in the 1920's. I do not know on what characteristics the Trust assesses the worth of preservation and would like to know if you consider it worthwhile informing the present owners of the history of the house and asking them to preserve it. It is situated on the Broadlands Estate which is owned by the Miller family.

The eldest daughter of John Leahy who was born shortly after he settled in the area has been credited with being the first white person born in the district but that I know only from a cutting taken from a paper and from hearing this stated by her youngest sister mentioned above.

I would like to have the snapshot returned and enclose an envelope for that purpose.

Yours faithfully  
*I. V. Donnellon*  
(Mrs) I. V. DONNELLON

"PROSPECT HOUSE"

After serving nearly 30 years in the Merchant Marine, Captain Frederick Wm. Langdon (1800-90) turned to pastoral pursuits at Muckleford in partnership with Captain George Ward-Cole, with whom he owned the 'Water Lily'. However, when the financial depression threatened Ward-Cole's enterprises, Langdon accepted Captain John Hepburn's offer to form a cattle station at the southern end of the Smeaton Hill run. This became the Mount Prospect run on which Langdon and his wife, nee Jane Sabine (granddaughter of a chaplain in the court of King George III) lived from 1843 to 1851.

The terror of their experiences in the Black Thursday bushfires (6.2.1851) caused the abandonment of their partly completed homestead. With their family of little girls they moved, away from the forests, to Indented Head where Captain Langdon ran sheep and supervised the depot for the Immigration Society of the Loddon squatters.

Captain Hepburn took over the run, sending his stock-keeper Polson to occupy Langdon's old homestead, and when the area was divided for closer settlement, Hepburn bought most of the land.

Prospect House is two-storeyed, built of hand-made bricks; in appearance like an English farmhouse, with wide open hearth and baker's oven. A flagged courtyard links it to an even older bluestone building of two rooms, with walls 1' thick and hand-made nails in the woodwork. The house seems to be the first wing of a plan that was never completed. Mr. and Mrs. Vallance are the owners of 'Prospect House' today.

EGANSTOWN CEMETERY

FN 2795

The grave of John Egan is marked by a granite Celtic cross. John Egan and his brother-in-law John Leahy, migrated from Tipperary in 1840. Leahy settled in Bacchus Marsh and built the house, later converted into an hotel, and is recorded by the National Trust. But the pastoral life attracted Egan, he worked for a period for W.J.T. Clarke on the Werribee, then in 1845, a 'walkabout' aboriginal led him to a place on the Deep Creek which the native said was Koorinella, 'the place where the kangaroo drinks'. Here, with the Cantwells (two of his kinsmen) he entered into a joint venture, Egan running sheep at Corinella and the Cantwells running cattle at Sailor's Falls.

Michael Egan, son of the pioneer, describes life at Corinella in the 'Chronicle of the Egan Family'. He records that his father always got on well with the natives and he gives a graphic description of the bushfires which raged across Victoria on

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EGANSTOWN CEMETERY (Cont'd)

Black Thursday (6.2.1851) "My mother had a twin boy and girl born in the spring of 1850. They took refuge in the creek .. the baby girl Dorothy survived but the boy twin Patrick died the following winter from the effects of exposure .. the homestead buildings were saved but all the sheep were burned ..."

John Egan later received a government reward for the discovery of gold in Sailor's Creek, which resulted in the 'Blanket Flat rush'. Blanket Flat became Eganstown.

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and a few years later. The next clergyman to take charge of mission was Rev. Francis Moore, who was one of eight priests who returned with Bishop Gould from Ireland in 1853. He was first appointed to Gippsland but did not remain there. From statistical returns he was shown at Bacchus Marsh in early 1853. He was still there in 1854 but in July of the same year was attached to St. Francis. After his departure, the area was served from Keilor, where Rev. Matthew Downing was pastor. He occasionally visited Bacchus Marsh until April 1854 when Rev. William Shinnick formerly pastor of Belfast (or Port Fairy) was appointed. Six months later, Fr. Shinnick returned to Belfast and was followed by Rev. Eugene O'Connell, "first permanent priest" whose memory still lives in the minds of the older members of the district. It was during the early days of his long missionary career that the school was put on a solid foundation. A new teacher - Adelaide Chadwick - was appointed and the attendance rapidly increased.

Like the priests however, teachers changed very frequently. Denis Ryan following Miss Chadwick, remained only six months - and was succeeded by Nicholas Brennan, whose appointment was only three months - between April to June, 1855. Michael Callanan - he was the first teacher - returned and was then associated with the school for many years.

The names of the children attending as as January 25, 1954, supplied to the Denominational School Board, were discovered only recently by me in research among early school records of the Victorian Government. The names of the children were :

Ellen, Margaret, May and Patrick Leahy; Margaret Egan; Margaret Judy and Mary O'Shea; Michael, Mary Honorah and Annie Callanan; Thomas, John and Catherine Connol (?Connell) John, George, Elizabeth and Samuel Hopgood; Patrick Denis, John and Thomas McNamara; Thomas Hogan; John and James Walsh; Catherine and Thomas Kane; Elizabeth, Joseph and Bridget Stewart; Patrick and James Deveraux; Catherine Wright, James, Edmond, Ellen Mary and John Toomey; John, Hugh, Bridget and Annie Duggan; John, Ellen, Mary and Judy Kennedy. There were also three Edwards, two Fields and three Byrons, but their Christian names were never properly established.

A commentary on the conditions of the time is the fact that of all the names submitted - none of the children could "read or write".

On October 16 occurred the centenary of the laying of the foundation stone of the first church at Bacchus Marsh. First record of the Bacchus Marsh event appears in Bishop Goold's diary for October, 1850. (This diary by the way has not yet been discovered. Extracts were printed in Cardinal Moran's monumental work - The Catholic Church in Australia - published some 50 years ago.)

The brief report on Bacchus Marsh is summed up by Bishop Goold as follows :

"On Tuesday, the 15th inst (October, 1850) I visited Bacchus Marsh. The next day I laid the foundationstone of a chapel, which I dedicated to St. Laurence O'Toole. Previous to the performance of this interesting ceremony, I celebrated the Holy Mysteries in the presence of a large congregation of seventy persons. ...."

It is now considered that the brick building was used for the first school, opened early the next year with Michael Callanan as the first teacher. It measured 25 feet by 15 feet and was 14 feet high. Twenty boys, eight girls and two infants were present when the school started in February, 1851.

A large Catholic population had settled in the area from the foundation of the settlement and there is proof that Rev. John Kavanagh (who seemed to have had a roving commission about Victoria) visited the district, administered the Sacraments and said Mass in private homes. One of these was that of John Leahy, at whose home Dr. Goold stayed when he visited the district. (The site on which the first church-school was situated was donated by Mr. Leahy.) Earliest record of a visit by Fr. Kavanagh was on August 30, 1848. His name, with that of other priests of St. Francis' Church is entered against Bacchus Marsh in subsequent years. Very Rev. Dean Nicholas Coffey celebrated a marriage in the district in August, 1849. It is probable that prior to the departure of Bishop Goold for Europe in April, 1851 he appointed a pastor to the charge of Bacchus Marsh. This was the Rev. Daniel Holohan (who had arrived in the colony on September 9, 1850 with Rev. Edward McSweeney). His first year in Victoria was a varied one - he had no fixed residence - and like Fr. Kavanagh spent his time wandering the country. There is record of his having been in Gippsland, but no registers show his name until his appearance at Bacchus Marsh in 1852.

From February, 1852, there is a series of baptisms by Fr. Holohan "in the district of Bacchus Marsh" and the first marriage was on September 6 of the same year between Thomas Kelly and Margaret Moore. Fr. Holohan was still in the district in 1853. He confined himself generally to the religious duties and to tending the school, which had a varied existence. The school, which had been opened early in 1851 was closed soon after when the teacher left, but was re-opened six weeks later with John Barry in charge.

Gold discoveries in the same year also temporarily closed the building but it was soon re-established when Bacchus Marsh became a sort of "half way stop" to the thousands of diggers. Many business people established stores and tent dwellings in the vicinity and the population increased to warrant the re-opening of the building "as a church and school". A Government return of the time referred to the building as "being in a good state of repair..... and capable of holding 150 people....."

Soon after, Fr. Holohan left. His last appearance in Victoria was at Geelong. For a time he was in Sydney but returned to