

## HERITAGE CITATION REPORT

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**Name** House  
**Address** 513 Strathfieldsaye Road STRATHFIELDSAYE **Grading** 2008 Local  
**Building Type** House  
**Assessment by** Context Pty Ltd




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**Recommended** VHR No HI No PS Yes  
**Heritage Protection**

**Architectural Style** Victorian Period (1851-1901)

**Maker / Builder** Unknown

### Integrity

Altered

## History and Historical Context

### History of the Shire of Strathfieldsaye

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. The Jaara Jaara people are the original inhabitants of the area.

The land around the former Shires of Strathfieldsaye and McIvor had a long history prior to the arrival of Europeans. It is thought to have belonged to the Wuyurrung people.

The area around Port Phillip was explored by Sir Thomas Mitchell, the Surveyor General of New South Wales, and a large party in 1836, on the homeward leg of a journey to Portland Bay. Impressed by what he perceived as the bounty of

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the land, Mitchell named the area *Australia Felix*.<sup>[1]</sup>

The Port Phillip district was opened up for settlement soon thereafter, and much of the land in the Western districts of Victoria, including the former Shires of McIvor and Strathfieldsaye, was subsequently dominated by a series of pastoral runs. Most of the area around the town of Axedale and the numerous small towns in its vicinity was licensed to David Jennings as part of the Campaspe Plains run. The run covered an area of more than 144,900 acres and was populated with an estimated 12,000 sheep. A portion of Campaspe Plains was licensed to A. Jennings and George Playne in 1840 and the 67,000 acre station became known as Axedale. In the coming decade the holders of the license changed a number of times. By the time the leasehold over the land was cancelled in 1865, the run had greatly reduced in size.<sup>[2]</sup>

Following the cancellation of leasehold, land holdings were of a smaller scale and pastoralists were gradually overtaken by farmers. The discovery of gold at Bendigo and the surrounding areas changed the face of the district and brought about new patterns of settlement and expansion. William John Bulling claimed to be the first man to discover gold at McIvor, and he was granted a £400 reward for the find. By 1853, over one hundred prospectors had assembled at Wild Duck Creek in the hopes of striking it rich. This number expanded the following year, and included some 2,000 Chinese immigrants.<sup>[3]</sup>

The Strathfieldsaye Road District was proclaimed in the Government Gazette on the 12th August 1861, and encompassed within it the parishes of Axedale, Strathfieldsaye, Eppalock, Mandurang, Sedgwick and Lyell.<sup>[4]</sup> The process of election of the board was punctuated by rivalries between Catholic and Protestant faiths, a characteristic of the district which infiltrates much of its history. Strathfieldsaye met the criterion prescribed to become a Shire in 1863, a transition that was officially proclaimed on the 17th September of that year.<sup>[5]</sup>

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale

## History of Strathfieldsaye

The Shire Hall at Strathfieldsaye was built in 1869 to accommodate the officers of the new Shire. Prospectors panned for gold in the nearby Sheepwash Creek at the height of the gold boom. Following the dwindling of the gold boom, many former prospectors turned to farming and agricultural pursuits. Orchards were established and flourished in the rich soils of the district, though Strathfieldsaye remained one of the smaller townships in the district. The forestry industry was also of some importance to the township of Strathfieldsaye, especially during the height of the gold rushes.

By the late 1800s, the area around Strathfieldsaye was being used extensively as vineyards, though the industry was devastated by the Phylloxera outbreak in the 1890s. The failing of the wine industry then prompted the development of many of the already established orchards in the vicinity of the town. The provision of dried fruit to prospectors had proved a valuable industry during the gold rushes, and orchardists continued to expand in the district into the twentieth century.

During recent times Strathfieldsaye has expanded in response to growing pressure for residential land, and has gradually shifted away from its previous agricultural focus.

## History of House, 513 Strathfieldsaye Road, Strathfieldsaye

The house at 513 Strathfieldsaye Road was built on part of allotment 2 of section Q1 in the Parish of Sandhurst, which was granted by the Crown to John A. Guy on the 29th August 1865. The allotment covered an area of twenty eight acres and five perches, located between two allotments that were owned by M. Nolan.<sup>[6]</sup> Plans of the Parish of Sandhurst show the allotment marked with a certificate of adjustment, indicating that an anomaly in the description or dimensions of the allotment was lodged after the Certificate of Title had been issued.<sup>[7]</sup>

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By 1880, John Guy was listed in rate books for the Shire of Strathfieldsaye as the owner and occupier of 'land and dwelling' at Strathfieldsaye Road with a net annual value of £22.[8] In 1885, Guy sold to John Webb, a gardener, and it is assumed that undertook some plantings on the twenty eight acre allotment. Webb probably demolished Guy's original dwelling on the lot, as it is not listed in rates books between 1895 and 1905. Webb is, however, recorded as the occupier of a 'garden' at Strathfieldsaye Road.[9] It is assumed that he found alternative lodgings during this time.

John Webb was recorded as a speculator in the rate book of 1910, and at that stage living in a dwelling that had been constructed on the allotment.[10] The building had a net annual value of £30, indicating it was a significant dwelling. It is assumed that this dwelling was the house at Strathfieldsaye Road, which rates records indicate was probably constructed between 1905 and 1910.

By 1920, Webb had retired from the business of speculation. In 1925, Stanley Thomas Webb, a farmer, became the owner of the house and property. He was still living there in 1930.[11] In 1935, Albert Chalmers, a plumber, was the owner of the property.[12] He lived there until circa 1945, after which time he rented the place to Albert Daykin, a farmer.[13]

[1] Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor, p. 1.

[2] Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale, p. 150

[3] Spreadborough & Anderson (1983), p. 31.

[4] Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, Victoria, pp. 11 - 12.

[5] Hewat, Tim (1983), p. 18.

[6] Plan of the Parish of Sandhurst, undated.

[7] Plan of the Parish of Sandhurst, undated.

[8] Shire of Strathfieldsaye Rate Books, 1880.

[9] Shire of Strathfieldsaye Rate Books, 1895 - 1905.

[10] Shire of Strathfieldsaye Rate Books, 1910.

[11] Shire of Strathfieldsaye Rate Books, 1920 - 1930.

[12] Shire of Strathfieldsaye Rate Books, 1935.

[13] Shire of Strathfieldaye Rate Books, 1945.

## Primary sources

Plan of the Parish of Sandhurst, undated

Shire of Strathfieldsaye Rate Books

## Secondary sources

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Hewat, Tim (1983), *Bridge Over Troubled Waters, A History of the Shire of Strathfieldsaye*, Shire of Strathfieldsaye, Victoria

Randell, J. O. (1985). *McIvor: A History of the Shire and the Township of Heathcote*, Shire of McIvor

Spreadborough, Robert and Anderson, Hugh (1983). *Victorian Squatters*, Red Rooster Press, Ascot Vale

## Relevant Historical Australian Themes

4 Transforming the land

4.4 Farming

## Description

### Physical Description

513 Strathfieldsaye Road is set on rising land on a curve of the Strathfieldsaye Road. It has substantial acres in front of the house that contribute to the setting despite being on an adjoining property. The fertile soils around Strathfieldsaye were undisturbed by the mining activities of Bendigo and the land takes on a different, more verdant character.

513 Strathfieldsaye Road is a large late Victorian house built of red brick with a central gable and long wings of hipped roofs. The verandah is of timber posts with a cast iron frieze and brackets. The verandah to the front has been added by the current owners. The gable end has unusual timber fretwork in an elaborate pattern, and the name of the house is set below this in a small panel. The front window in the gable end has been replaced with one of a sympathetic design. The house has undergone some extensions and renovations but remains one of the few substantial Victorian houses in the Strathfieldsaye area. It is enhanced by its agricultural setting and a number of mature exotic trees surrounding the house. The cypresses are planted by the Ham family, however the elm tree is much older and is likely to have been planted in the time of the Webb ownership.

### Physical Condition

Good

## Conservation Policy

### Guidelines (Specific)

Although no specific tree controls are recommended, conservation of the garden setting around the house is considered to be of particular note.

## Comparative Analysis

There are relatively few houses of this size and architectural design in the study area but many examples in urban Bendigo.

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## Statement of Significance

### *What is significant?*

The house built c.1905 at 513 Strathfieldsaye Road is significant, particularly the elevations as seen from Strathfieldsaye Road comprising the central gable with decorative fretwork, and the part of the house encircled by the verandah with timber posts and frieze. Later additions to the house at the rear and side are not significant.

### *How is it significant?*

The house at 513 Strathfieldsaye Road, Strathfieldsaye is of local historical and aesthetic significance to the City of Greater Bendigo.

### *Why is it significant?*

513 Strathfieldsaye Road is of local historical significance for its association with gardener and later speculator John Webb, and later Stanley Webb, taking the Webb family's occupation of the house to span forty years. *Criterion A*

The house is of significance for its rural setting and the garden once planted by John Webb, but now much modified. Webb's occupation as a gardener provided an insight into the garden at one point in its history. As one of few substantial late Victorian houses in Strathfieldsaye, it demonstrates a period of development marked by prosperity once agriculture had become established in the region. *Criterion E*

## Assessment Against Criteria

### HERCON CRITERIA

Importance to the course or pattern of our cultural or natural history. *Criterion A*

Possession of uncommon rare or endangers aspects of our cultural or natural history. *Criterion B*

Potential to yield information that will contribute to an understanding of our cultural or natural history. *Criterion C*

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments. *Criterion D*

Importance in exhibiting particular aesthetic characteristics. *Criterion E*

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

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions. *Criterion G*

Special association with the life or works of a person, or group of persons, of importance in our history. *Criterion H*

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## Recommendations 2008

<b>External Paint Controls</b>	No
<b>Internal Alteration Controls</b>	No
<b>Tree Controls</b>	No
<b>Fences &amp; Outbuildings</b>	No
<b>Prohibited Uses May Be Permitted</b>	No
<b>Incorporated Plan</b>	Yes
<b>Aboriginal Heritage Place</b>	No

## Other Recommendations

It is recommended that the house at 513 Strathfieldsaye Road, Strathfieldsaye be added as an individual place to the Heritage Overlay of the City of Greater Bendigo Planning Scheme with the schedule entry as shown above. The extent of registration is the whole of the property as defined by the title boundaries. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'