

HERITAGE CITATION REPORT

Name House
Address 455 Sedgwick Road SEDGWICK **Grading** 2008 Local
Building Type House
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity

Fair

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 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*.^[1]

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.^[2]

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.^[3]

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.^[4] 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.^[5]

In 1864, Strathfieldsaye Shire was divided into three wards; Mandurang, Strathfieldsaye and Axedale.^[6]

History of Sedgwick

First land sales in Sedgwick were focussed along the Mandurang Road and proximate to the Emu Creek in the 1850s. Larger grants underwent some subdivision circa 1916 along the Strathfieldsaye and Eppalock Road, though much of the land to the east remained unsubdivided.

History of House, 455 Sedgwick Road, Sedgwick

The land upon which 455 Sedgwick Road was built formed part of a Crown Grant to A. E. Brodribb on the 20th August 1856.^[7] The grant was over allotment 12 of section 1 in the Parish of Sedgwick and covered an area of twenty acres, two roods and seventeen perches. Brodribb also owned, with D. J. Coghill, the adjacent allotment, which incorporated an area of just under forty acres, which they had also acquired on the 20th August 1856.^[8]

By 1869, Brodribb has sold allotment 12 to Joseph Cavagna, who established a farm there. In the early 1870s, Cavagna had built a dwelling on the property, which was recorded in rates book with a net annual value of £40.^[9]

By 1890, Cavagna owned the property with Vincent Cavagna, probably his brother. By 1900, the property was owned by Joseph and Martin Cavagna, and later Catherine Cavagna. The property remained in the Cavagna family for a number of years, and from the 1920s, is recorded as being in the hands of the Cavagna Brothers. In 1925, the Cavagna Brothers were rated as the owners of 'land and orchard', though it is possible that the brothers had established the orchard long before this time. ^[10]

The Cavagna brothers sold the property to Joseph and Helen Cahill in the 1940s.^[11] Joseph was a nephew of the Cavagna Brothers. ^[12]

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- [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] Hewat, Tim (1983), p. 107.
- [7] Plan of the Parish of Sedgwick, undated.
- [8] Plan of the Parish of Sedgwick, undated.
- [9] Shire of Strathfieldsaye Rate Books, 1864 - 1874.
- [10] Shire of Strathfieldsaye Rate Books, 1864 - 1940.
- [11] Shire of Strathfieldsaye Rate Books, 1864 - 1940.
- [12] Information from current property owner, 2009

Primary Sources

Plan of the Parish of Sedgwick, undated

Shire of Strathfieldsaye Rate Books

Secondary sources

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, Heathcote, Victoria.

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

Information from current property owner, 2009

Information supplied by National Trust, Bendigo Branch, 2009

Relevant Historical Australian Themes

4.0 Transforming the land

4.4 Farming

Description

Physical Description

455 Sedgwick Road is a farm complex containing a house and a number of timber and iron outbuildings. The house has been extended and the newer parts are of little interest, however there is a large part that is an earlier stone house. The stone house is the front section and was originally designed on an earth bank, however, now has a large underfloor area. This was constructed c. 1980-90, and consists of drystone walls that form a half cellar [1]. The drystone walling is of excellent quality and construction and is built from local sandstone, built as a buttress into the hillside. There is a central entrance deeply recessed into the return stone walls and with a timber door that gives access to the cellar. Community correspondence reveals that the cellar floor has evidence of old stone flooring, indicating that there may have at some point been an earlier cellar under the house. [2] Along the front of the cellar is a levelled track formed into the hillside.

The house is of stone with a timber verandah and balustrading. It is likely that repairs to the building have resulted in the replacement of doors and windows, and the rebuilding of the verandah and balustrading. The stone masonry has been painted.

The farm complex comprises a number of outbuildings with timber frames and corrugated iron cladding. Some of these buildings have remnants of earlier construction including vertical timber slab construction and horizontal drop log construction between timber posts. All of the outbuildings have been patched and repaired with timber frames, weatherboard and corrugated iron. It is possible that the outbuildings are associated with the Coghill or Brodribb ownership of the property, prior to the Cavagna period of ownership.

The surroundings of the house have a number of exotic large trees and a small dam.

[1] Information supplied by current property owner, 2009

[2] Information supplied by National Trust, Bendigo Branch, 2009

Physical Condition

Good

Conservation Policy

Guidelines (Specific)

The following specific conservation actions are recommended, should the opportunity arise:

None specified.

Comparative Analysis

455 Sedgwick Road is a particularly complete example of a farmhouse complex with both stone and timber buildings of considerable aesthetic and technical interest. Other places have stone or timber structures, but both together is highly unusual.

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Statement of Significance

What is significant?

The farm complex at 455 Sedgwick Road, Sedgwick comprising a stone house built c.1860 with half basement and several outbuildings containing some parts of drop log and vertical timber slab construction are significant.

How is it significant?

455 Sedgwick Road is of local historical, aesthetic and technical significance to the City of Greater Bendigo.

Why is it significant?

455 Sedgwick Road is one of a number of properties in this region established by European immigrants to the area, of which Germans, French and Italians were well represented. It appears that the Cavagna family were responsible for much of the development of this place and it was in their ownership for over 70 years. It is one of a number of properties in the Sedgwick, Mandurang and Strathfieldsaye areas that are associated with intensive agriculture by European immigrants.

Criterion A

The outbuildings are of significance for their demonstration of drop log and vertical slab building technology. Although relatively rare, this type of building construction is found in a number of other places in the study area, with some being more intact than the examples on this property. *Criterion D*

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

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	Yes
Prohibited Uses May Be Permitted	No
Incorporated Plan	Yes
Aboriginal Heritage Place	No

Other Recommendations

It is recommended that 455 Sedgwick Road, Sedgwick 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.'