

HERITAGE CITATION REPORT

Name Green Acres House and Outbuildings
Address 23 Wilkinsons Road SEDGWICK **Grading** 2008 Local
Building Type Homestead Complex
Assessment by Context Pty Ltd



Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)
Vernacular

Maker / Builder Unknown

Integrity

High

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. 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*.^[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 'Greenacres', 23 Wilkinsons Road, Sedgwick

The property upon which the house and outbuildings are constructed formed part of a Crown grant to J. Hodgkinson on the 13th August 1856. Hodgkinson's land incorporated allotments 3 and 4 in Section 4 of the Parish of Sedgwick and covered an area of just over 60 acres^[7] Prior to the Crown grant, Hodgkinson had leased the land under section 14 of the Land Act, and it is probable that he constructed the buildings at Sedgwick Road during the period of his lease. Hodgkinson also owned a further series of allotments to the north of allotments 3 and 4, which may have formed part of an extensive holding prior to the Crown Grants. Hodgkinson paid £68.19.5 for allotment 4 of Section 4.^[8]

Hodgkinson took out a mortgage to James Boyd soon after his acquisition of the property, which floated the sum of £550. He may have used this money to finance further construction on and development of his property. Hodgkinson sold to Pierce Tobin on the 12th August 1869 for £300.

Pierce Tobin died on the 18th April 1889, and there after the owner of the property was Matthew Tobin, of Emu Creek. After his death in 1934, letter of administration of his estate were granted to Magdalene Tobin, his widow. After her death the place remained in the family until the 1960s, after which time it was subdivided into smaller properties. ^[9]

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

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- [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] Certificate of Title, Vol. 662, Fol. 351.
- [8] Land Purchase from research notes, Old Law Search application AP89617, Lands Office, Victoria.
- [9] Certificates of Title, Vol. 662, Fol. 351; Vol. 7330, Fol. 951.

Primary sources

Certificates of Title.

Plan of the Parish of Sedgwick, S 253 B, Sheet No. 2, 1859

Old Law Search application AP89617, Lands Office, Victoria.

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.

Relevant Historical Australian Themes

4 Transforming the land

4.4 Farming

Description

Physical Description

23 Wilkinsons Road, Sedgwick is a farm complex of comprising a house and outbuilding on the rise of a hill and surrounded by established trees. The entry to the property is via a wooden bridge over the Creek in Wilkinsons Road. The buildings are designed in a vernacular style and are built of sandstone. The house is of two storeys (or one storey and an attic). The design influences appear to be European, probably German, particularly in the design of the outbuilding that is

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cut into the side of the hill. This was often done in order to keep storerooms cool by using the thermal mass of the earth to stabilise the temperature inside the building. The house has a steeply pitched gable roof incorporating an attic, and extending into a verandah, while the end walls form parapets with chimneys. The roof is clad in short sheets of corrugated iron. The stone window dressings have been painted, and the quoins are rendered. There is a single storey addition or separate building to the rear of the house. The outbuilding has two entry doors with floor levels set at different heights indicating that it was or is probably divided into several rooms.

The buildings are enhanced by their setting of mature cypresses and other trees. *Green Acres* is notable for its grouping of stone buildings and picturesque setting, as well as architectural influences derived from European immigration.

Physical Condition

Good

Conservation Policy

None Specified

Comparative Analysis

Compare with 159 Red Tank Road, Emu Creek (not recommended for HO) and 306 Nankervis Road, Mandurang.

Statement of Significance

What is significant?

The farm complex Green Acres including the house, building situated behind the house, outbuilding, and mature cypresses immediately around the building, are significant.

How is it significant?

Green Acres is of local historic and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

Green Acres is of historic significance for its associations with the European immigrants to the area who were influential in many agricultural and viticultural activities etc. Originally coming from Germany, France and Italy, descendants of the families still live in the area. *Criterion A*

Green Acres is of aesthetic significance for its picturesque group of sandstone farm buildings including a house and barn set into the hillside. The trees immediately surrounding the complex contribute to the setting of the buildings. It is of architectural significance for the design influences derived from a European farm models where both outbuildings and houses were designed harmoniously from the same materials. The attic storey form of the house is relatively rare in an Australian context but is a recurring feature of the farm buildings built by European immigrants in the area. *Criterion E*

Assessment Against Criteria

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Criteria:

Criterion A Importance to the course, or pattern, of Victoria's cultural history.

Criterion B Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion C Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Criterion D Importance in demonstrating the principal characteristics of a class of cultural places or objects.

Criterion D Importance in exhibiting particular aesthetic characteristics.

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

Criterion G 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 their continuing and developing cultural traditions.

Criterion H Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Recommendations 2008

External Paint Controls

Yes

Internal Alteration Controls

No

Tree Controls

Yes

Fences & Outbuildings

Yes

Prohibited Uses May Be Permitted

No

Incorporated Plan

Yes

Aboriginal Heritage Place

No

Other Recommendations

It is recommended that the house Green Acres at 23 Wilkinsons Road, Sedgwick be added as an individual place to the Heritage Overlay of the Greater Bendigo City Planning Scheme with the schedule entry as shown above. The extent of registration is to be defined on a map. The recommended Incorporated Plan is the 'Permit Exemption Incorporated Plan - Former Shires of McIvor and Strathfieldsaye.'