

## HERITAGE CITATION REPORT

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**Name** Outbuilding and Stone Wall  
**Address** 126 Mt Lofty Road REDESDALE **Grading** 2008 Local  
**Building Type** Private studio/outbuilding  
**Assessment by** Context Pty Ltd




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

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

**Maker / Builder** Unknown

### Integrity

Altered

## History and Historical Context

### History of the Shire of Metcalfe

Note: The following history is a series of excerpts from *Twigg, K. and Jacobs, W (1994) Shire of Metcalfe Heritage Study Volume 1 Environmental History, Ballarat.*

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

# HERITAGE CITATION REPORT

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the land, Mitchell named the area Australia Felix.

Less than a year after Mitchell's return to Sydney with glowing reports of the stocking capabilities of the land in the south, the first overlanders arrived in the district and soon thereafter laid claim to the rich basaltic plains of the Campaspe and Coliban Rivers. The pastoral occupation of the Shire was completed by 1843 and the process of shaping the landscape to fit the demands of white settlement gathered pace.

Over the next decade many of the earliest pastoral runs were subdivided; Bowman's Run, for instance, was split in two to form Stratford Lodge and Sutton Grange [1]. It was also a period of improvements around homesteads.

During the 1850s the pressure of supplying sufficient food to the newly discovered gold diggings and the growing demand for land by miners led to the survey and sale of large areas of land in proximity to the gold fields.[2] At the time of the first land sales in the 1850s there were no restrictions on the amount of land an individual could buy and most squatters managed to purchase between 3,000 and 6,000 acres of the old leasehold. However the land sales also attracted wealthy entrepreneurs and successful miners. At Stratford Lodge almost the entire leasehold was offered for sale and between 1856 and 1857, William Degraives, successful flour miller and William Williamson created something of a stir by buying between 12000 and 13000 acres each.

In September 1851 the Mount Alexander gold rush exploded after a small notice in the Argus announced a discovery in the Mount Alexander Ranges. Serle has suggested the Alexander rush set the standard for all subsequent rushes and argues that at no other gold field was gold spread so shallowly and liberally over such a large area.[3] The temporary nature of many early gold rush workings is witnessed by isolated ruins or a cluster of buildings which once formed a small settlement. By contrast the townships which survive from this period still retain the layout, the commercial street design and many of the residences and solid public buildings of their gold field origins.

By the late 1850s it was clear that road making was needed and it was agreed that the responsibility for works should be given to each local district. The Metcalfe Roads board was proclaimed on 14 August 1860 and wasted little time in seeking money for road construction. At its first meeting it was moved that the Board 'with as little delay as possible.obtain a portion of the government grant for the present year.'[4] Rates were also levied on residents and by 1865 this must have amounted to over £1000 for this level had to be reached before a district could be proclaimed a Shire. The Shire was proclaimed in July 1865 and at this time its area was substantially increased by the voluntary addition of Elphinstone, West Faraday, Harcourt and Barkers Creek.

A seventeen mile branch line was opened to Redesdale in 1891 leaving the Melbourne-Mount Alexander and Murray River Railway at Redesdale Junction to the north of Kyneton, and then continuing through the stations of Green Hill, Edgecombe, East Metcalfe , Emberton and Barfold before terminating at Redesdale . The stations consisted of little more than a tin shed and a water tank but they rapidly became a focal point for the surrounding communities.

## History of Redesdale

The first scattered buildings of the township of Redesdale grew up near Monro's Crossing (Campaspe River) on the Kyneton Heathcote Road, catering to miners en route to the Heathcote old fields. During the early 1860s telegraph coaches followed this route daily carrying mail between the gold fields and Kyneton. Nevertheless, Redesdale was scarcely considered a place of significance and when Mr Bain suggested making a road to Redesdale in 1860 there was much amusement with someone responding he might as well make a road to the moon.[5]

More extensive settlement of the area in the 1860s by the Catholic settlers prompted the survey of the Redesdale Township and the sale of the first township blocks in 1871. Building work was characterized by the use of bluestone and by 1870 the main road boasted a police station, hotel, a Catholic Church, a post office, a bakery, a drapery and butchery with slaughter yards out the back.

# HERITAGE CITATION REPORT

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During this period Redesdale established itself as a solid agricultural township. After the construction of a branch line railway in 1891 the township became an important railhead.

## **History of outbuilding and stone wall, 126 Mt. Lofty Road, Redesdale**

The outbuilding and stone wall at 126 Mt. Lofty Road are built on part of allotments 90 and 91, in the Township of Redesdale, that were granted by the Crown to John Lake on the 9th October 1871.[6] Lake had previously leased the land under Section 31 of the 1869 Land Act, which allowed license holders under the previous Section 42 of the 1865 Land Act to apply for Crown grants. Part of the application for a Crown grant involved the demonstration that the applicant had met certain conditions of their license, which included construction upon and improvement of their land. It can be assumed that Lake built the outbuilding at Mt. Lofty Road during the period of his lease.

The construction of the stone walls at Lake's property is likely to have occurred during the period of his lease, circa 1860. The construction of dry stone walls in Victoria was largely undertaken by immigrants who had gained some familiarity with the skill in their home country. The construction of stone walls was common from the period after the 1840s, and bands of wall builders were often employed to carry out the work.[7] Large scale wall building was initially associated with surveys of squatters pre-emptive rights in the 1840s, and dry stone walls were constructed as a means of creating small holding paddocks for stock or define the boundaries of a property. [8]

Stone walls were increasingly common after the 1860s, with increasing land sales and the introduction of the Selection Act, after which land selection carried with it the proviso of improving the land. Stone walls were built in conjunction with the selection of land and were pegged out and constructed in accordance with surveyors' specifications. In areas where stone was readily available, construction of a dry stone wall was only marginally more expensive than a fence. The availability of cheap labour in the 1860s increased the frequency of stone wall construction, as labour often proved the only cost in stone wall construction.[10] By the 1880s, the frequency of stone wall construction had been reduced, as new materials and the increased cost of labour decreased the viability of this method.

Following the 1871 grant of the land, Lake extended his holding with the acquisition of allotment 92B, which gave him a total of just over ninety acres. George Holley and John James Lake became tenants in common in April of 1881, with Holley adding allotments 102A and 103 to Lake's already substantial holding. Together the men owned a total of 210 acres, two roods and 33 perches. By 1886, Lake had sold his portion of the land to Holley, who remained the sole proprietor until Michael Donovan bought the place in 1890. A series of mortgages were taken out between 1872 and 1890, suggesting that improvements to the farm were undertaken periodically, the mortgages being a means of financing development.[11]

Donovan died in 1899 and James Kelly became the owner in 1907. He ran the place until his death in 1915. The property was subsequently subdivided and the portion upon which the outbuilding and stone walls were extant was passed to his son, also James Kelly.[12] Kelly sold to William Kennedy in 1927, and in 1931, Richard Kennedy became the owner. In 1984, Peter James Patterson, a gynaecologist, and his wife, Helen Patterson, bought the property.[13]

[1] Randell, J. O. (1982), *Pastoral settlement in northern Victoria, Vol. 2: The Campaspe District*, Chandos, Burwood, p.138

[2] Powell, J.M. (1970) *The public lands of Australia Felix; settlement and land appraisal in Victoria 1834-91 with special reference to the Western Plains* Melbourne, New York, Oxford University Press p .67

[3] Serle (1963), *The Golden Age, A History of the Colony of Victoria 1851-1861*, University of Melbourne, p. 23.

[4] Metcalfe Roads Board Minutes, 10 September 1860

# HERITAGE CITATION REPORT

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[5] *Taradale Express*, 16 December 1871

[6] Certificate of Title, Vol. 486, Fol. 022.

[7] Vines, Gary (1990). *Built to Last: An historical and archeological survey of Dray Stone Walls on Melbourne's Western Region*, Melbourne's Living Museum of the West Inc, p. 13.

[8] Vines, G (1990), p. 16.

[9] Vines, G(1990), p. 17.

[10] Vines, G(1990), p. 19.

[11] Certificates of Title, Vol. 1255, Fol. 889; Vol. 1820, Fol. 981.

[12] Certificate of Title, Vol. 4349, Fol. 645.

[13] Certificate of Title, Vol. 4349, Fol. 645.

## Primary sources

Certificate of Title, Vol. 486, Fol. 022

## Secondary sources

Powell, J.M. (1970) *The public lands of Australia Felix; settlement and land appraisal in Victoria 1834-91 with special reference to the Western Plains* Melbourne, New York, Oxford University Press.

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

Randell, J. O. (1982), *Pastoral settlement in northern Victoria, Vol. 2: The Campaspe District*, Chandos, Burwood.

Serle (1963) *The Golden Age* in Twigg, Karen & Jacobs, Wendy (1994), *Shire of Metcalfe Heritage Study*, vol. 2, Ballarat, Victoria

Twigg, Karen & Jacobs, Wendy (1994), *Shire of Metcalfe Heritage Study*, vol. 2, Ballarat, Victoria

Vines, Gary (1990). *Built to Last: An historical and archeological survey of Dray Stone Walls on Melbourne's Western Region*, Melbourne's Living Museum of the West Inc

## Description

### Physical Description

The outbuilding attached to a house at 126 Mt Lofty Road, is constructed of bluestone with a hipped roof. The very low eaves height indicates that this building was used as an outbuilding to an earlier house, or as a first house on the property. The extant house is of a later provenance, possibly having been constructed about 1900. The outbuilding has a large stone and brick chimney and may have served as a kitchen. The windows are small and there is an entry at one end and well as

# HERITAGE CITATION REPORT

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in the front elevation. The stonemasonry is executed as coursed and squared random rubble. Of note is the fact that there are no gutters. A large elm tree compliments this site.

## Physical Condition

Good

## Conservation Policy

None Specified

## Comparative Analysis

Similar structures to 126 Mt Lofty Road are found in Brownes Lane, Axedale at nos. 358 and 413 although 126 Mt Lofty Road is distinctive because of the large chimney and low eaves height.

## Statement of Significance

### *What is significant?*

The bluestone outbuilding built c.1870 and stone wall at 126 Mt Lofty Road, Redesdale, are significant. The elm tree is also significant. The house is not significant.

### *How is it significant?*

The bluestone outbuilding and stone wall at 126 Mt. Lofty Road, Redesdale is of local historic and architectural significance to the City of Greater Bendigo.

### *Why is it significant?*

The bluestone outbuilding and stone wall at 126 Mt. Lofty Road, Redesdale are historically significant for their early construction. It is likely that the outbuilding was constructed by John Lake prior to his crown grant is 1871. The stone walls were probably constructed during the period of his lease, circa 1860. George Holley and John James Lake became tenants in common in 1881 and by 1886, Lake had sold his portion of the land to Holley, who remained the sole proprietor until Michael Donovan bought the place in 1890. *Criterion A*

The bluestone outbuilding has a hipped roof. The low eaves height, together with a large stone and brick chimney indicate that this building was used as an outbuilding to an earlier house and may have served as a kitchen. The extant house possibly dates to around 1900. The stonemasonry is executed as coursed and squared random rubble. Of note is the fact that there are no gutters. A large elm tree compliments this site. *Criterion D*

## Assessment Against Criteria

### HERCON CRITERIA

# HERITAGE CITATION REPORT

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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*

## Recommendations 2008

**External Paint Controls**

No

**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 outbuilding at 126 Mt Lofty Road 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.'